



**PUBLIC HEARING**  
**Thursday, January 20, 2022 @ 5:30 PM**  
**George Fraser Room, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**AGENDA**

	Page
1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
Council would like to acknowledge the Yuułuᑭiᑭᑭᑭᑭ First Nation, on whose traditional territories the District of Ucluelet operates.	
3. NOTICE OF VIDEO RECORDING	
Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.	
4. LATE ITEMS	
5. STATEMENT OF THE CHAIR	
5.1. Review of the Public Hearing Process	
6. PUBLIC HEARING	
DISTRICT OF UCLUELET OFFICIAL COMMUNITY PLAN BYLAW NO. 1236, 2020	
6.1. Proposed Bylaw	3 - 159
<a href="#">Bylaw 1236, 2020 Official Community Plan</a> <a href="#">Official Community Plan 2020 draft</a>	
6.2. Related Reports	161 - 230
<a href="#">Dec 14, 2021 Report to Council</a> <a href="#">Nov 23, 2021 Report to Committee of the Whole</a> <a href="#">Oct 26, 2021 Report to Council</a> <a href="#">Oct 12, 2021 Report to Council</a> <a href="#">May 25, 2021 Report to Council</a>	
7. WRITTEN SUBMISSIONS RECEIVED DURING THE NOTICE PERIOD	
7.1. <a href="#">2022-01-11 Alliance Holdings Board</a>	231 - 234
<a href="#">2022-01-12 Skoda, Art</a>	
8. APPLICANT/AGENT/STAFF PRESENTATION	
9. PUBLIC INPUT	
10. ADJOURNMENT	



**DISTRICT OF UCLUELET**

**Bylaw No. 1236, 2020**

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

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

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

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

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

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

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

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

**READ A SECOND TIME** this 23<sup>rd</sup> day of February, 2021.

**PUBLIC HEARING HELD** this 13th day of May, 2021

**SECOND READING RESCINDED** this 14th day of December , 2021.

**AMENDED** this 14th day of December , 2021.

**READ A SECOND TIME AS AMENDED** this 14th day of December , 2021.

**PUBLIC HEARING HELD** this \_\_\_ day of \_\_\_, 2022

**READ A THIRD TIME** this \_\_\_ day of \_\_\_, 2022.

**ADOPTED** this \_\_\_ day of \_\_\_, 2022.

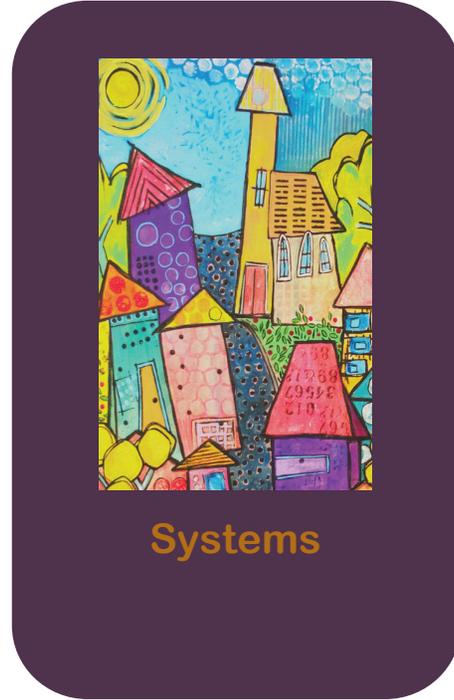
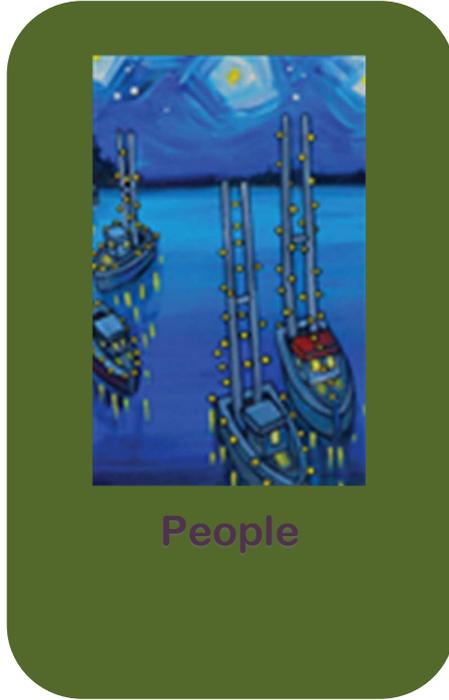
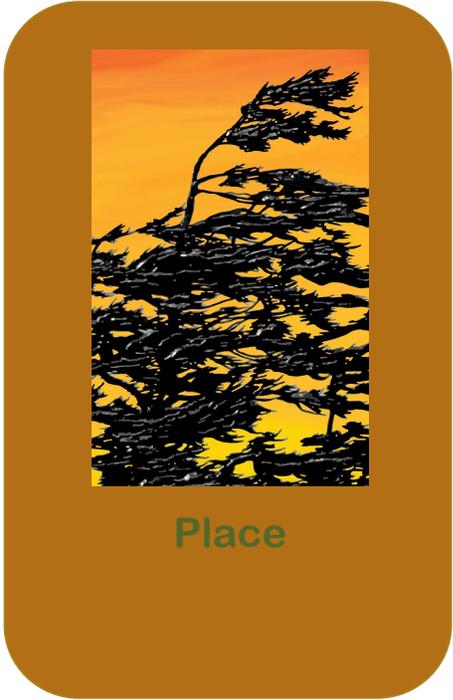
**CERTIFIED CORRECT;** "District of Ucluelet Official Community Plan Bylaw No. 1236, 2020".

\_\_\_\_\_  
Mayco Noël  
Mayor

\_\_\_\_\_  
Duane Lawrence  
Corporate Officer

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

\_\_\_\_\_  
Duane Lawrence  
Corporate Officer



DISTRICT OF  
**UCLUELET**

**Official  
Community  
Plan 2020**

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

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

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

Thank you! ̣eekoo!

Cover artwork by Katsumi Kimoto and Marla Thirsk

**Title:** District of Ucluelet Official Community Plan  
**Prepared By:** Department of Community Planning, District of Ucluelet  
**Status:** Draft 7.3  
**Contact:** Planning Department  
District of Ucluelet  
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The District of Ucluelet acknowledges that we are located on the traditional territory (ḥaaḥuuli) of the Yuuḥuḥiḥath (Ucluelet First Nation). We are neighbouring communities who share interests in the Ucluth Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect and many individual, personal ties.

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

# Part One: Introduction

## What is an Official Community Plan & Why Plan

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

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

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

### Ucluelet is:

#### COMMUNITY CHARACTER AND IDENTITY

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

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

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

## COMMUNITY VISION

### Vision

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

### Guiding Principles

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

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

### The Visitor Experience

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

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

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

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

## CONTEXT

### Region and Neighbours

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

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

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

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

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



## YFN: Relationship and Reconciliation

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

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

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

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

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

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

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

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

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

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

#### *Protocol Context*

Our community vision is:

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

Our collaborative organizational vision is:

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

#### *Shared Values*

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

##### Relationships

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

- mutual benefit
- patience
- fairness

##### Culture

- appreciation and celebration of different cultures
- traditions
- history

##### Social

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

##### Environment

- sustainability
- do no harm
- interconnectedness
- renewable energy

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

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

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

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

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

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

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

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

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

#### What is a ‘policy’?

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

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

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

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

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

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

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

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

### Point in Time & History; View to 2050

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

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

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

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

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

Some things have become clearer:

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

# Part Two: Place

## Natural Environment

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

### ECOLOGY

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

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

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

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

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

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



## WILDLIFE

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

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

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

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

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

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

## ENVIRONMENTAL PROTECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## CLIMATE ACTION

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

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

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

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

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

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

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

### Our Goals:

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

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

#### Transportation

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

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

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

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

#### Buildings

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

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

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

#### Waste

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

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

#### Leadership

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

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

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

#### Adaptation

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

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

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

### Greenhouse Gas Targets

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

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

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

Part 6 of this plan also discusses GHG reductions and climate change adaptation policy in detail.

### GHG Policies - Land Use and Development

**Policy 2.14** Support the walkability and bike-ability of the community.

**Policy 2.15** Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

**Policy 2.16** Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

**Policy 2.17** Focus municipal and other government facilities within this compact core.

**Policy 2.18** Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of

local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.



## GHG Policies - Transportation

**Policy 2.19** Encourage pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.20** Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences.

**Policy 2.21** Encourage and support regional organizations to convert their fleets to Zero Emission Vehicles.

**Policy 2.22** Convert all light-duty vehicles to zero-emission vehicles in municipal operations including the integration of e-bikes where possible.

**Policy 2.23** Expand the Wild Pacific Trail network as opportunities arise.

**Policy 2.24** Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.

**Policy 2.25** Encourage BC Transit to create local transit routes to serve most destinations within the community with a high level of service, and focus development along this transit corridor.

**Policy 2.26** Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.

**Policy 2.27** Provide weather protection at stops for future local and regional transit buses.

**Policy 2.28** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.29** Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.

**Policy 2.30** Encourage adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.31** Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.

## GHG Policies - Buildings

**Policy 2.32** Require high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency.

**Policy 2.33** Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.

**Policy 2.34** Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

**Policy 2.35** Support the transition from heating oil to lower-carbon building heating systems.

## GHG Policies - Public Infrastructure and Facilities

**Policy 2.36** Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.

**Policy 2.37** Establish policies that focus light energy only onto areas where illumination is required and restrict the spillover of light to the night sky and intrusion into adjacent properties.

**Policy 2.38** Implement external lighting technologies that reduce energy consumption including a shift to LED lighting for all District and BC Hydro streetlighting

**Policy 2.39** Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



#### GHG Policies - Renewable Energy

**Policy 2.40** Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and wastewater heat recovery sources.

**Policy 2.41** Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

**Policy 2.42** Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

#### GHG Policies - Solid Waste and Waste Management

**Policy 2.43** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible aiming for a goal of zero waste.

**Policy 2.44** Work with the regional district to explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

**Policy 2.45** – Implement a single-use plastics bylaw in favour of reusable and biodegradable alternatives.

#### GHG Policies - Awareness, Education and Outreach

**Policy 2.46** Distribute information on measures and incentives that individuals and businesses can take to reduce GHGs on the District's web site and public mailings, tax notices, etc.

**Policy 2.47** Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

**Policy 2.48** Support the sustainability goals of Tourism Ucluelet including their adopted 2020 strategy statement: *“By 2023 Tourism Ucluelet will lead Ucluelet's vibrant and sustainable tourism industry through industry collaboration, responsible and authentic promotion, visitor and community education, support for community priorities and accountability in our operations.”*

## Climate Adaptation - Policies

**Policy 2.49** Address vulnerabilities to electrical distribution infrastructure.

**Policy 2.50** Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

**Policy 2.51** Assess vulnerabilities of the Highway 4 transportation link.

**Policy 2.52** Study current water systems and explore resiliency measures to make the existing water system more resilient.

**Policy 2.53** Create an Invasive Species Action Plan.

**Policy 2.54** Support local activities to maintain wild fish stocks and habitat.

**Policy 2.55** Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.

**Policy 2.56** Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

**Policy 2.57** Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

**Policy 2.58** Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

## Actions Plans – Mitigation and Adaptation Plans

**Policy 2.59** Implement the *Clean Energy for the Safe Harbour District of Ucluelet 100% Renewable Energy Plan* (2019).

**Policy 2.60** Implement the Ucluelet Climate Change Adaptation Plan.

**Policy 2.61** Report to Council annually on the progress of mitigation and adaptation efforts in the Annual Report.

**Policy 2.62** By 2022, achieve Milestone 5 for Community and Corporate emissions in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program.

## Parks, Trails and Open Space

## Our Goals:

A connected and legible parks and trails network which supports:

- active, healthy and connected ways of living
- an unparalleled experience of the natural and cultural landscapes of the Ucluth Peninsula
- the further development and diversification of the town's economy

The parks, trails and open spaces within the District of Ucluelet contribute to the unique character and sense of place which defines our community. The parks network includes nature parks, community parks, neighbourhood parks, trails, beach accesses, greenbelts and road edges.

Key parks, trails and open spaces in Ucluelet are identified on Schedule C: Parks and Trails Network.

**Objective 2T** Recognize, enhance and protect key areas for biodiversity and sensitive marine, terrestrial, and riparian ecosystems within the parks and trails network.

**Objective 2U** Build on the success of the Wild Pacific Trail and expand the experience of this unique ribbon of the coastal landscape, ultimately connecting beyond the municipal border to Pacific Rim National Park Reserve.

**Objective 2V** Anticipate growth in the community and tourism sector, and respond by expanding the parks and trails network to meet the needs and demands of residents and visitors.

**Objective 2W** Provide a diverse, inclusive range of activities and experiences among the parks and trails network, accessed and enjoyed by people of all ages and abilities.

**Objective 2X** Develop a municipal network of parks, trails and open spaces designed, constructed and maintained to strike a balance between:

- maximum experience for citizens and visitors
- infrastructure affordable to our small-town tax base
- appropriate "Ukee" character which reflects our west coast setting

**PARKS**

The 2013 Parks and Recreation Master Plan (PRMP) identifies a number of strategies to guide the future of the municipal parks and recreation functions. The following policies incorporate the recommendations of the PRMP:

**Policy 2.63** Park land dedication and acquisition is a key strategy in conserving the District’s natural areas and ecosystems.

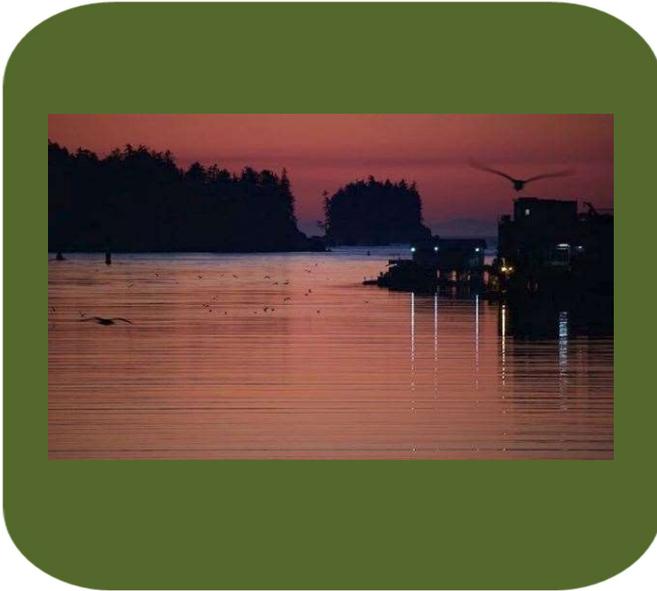
**Policy 2.64** Existing parks and trails are to be maintained and protected for public use and environmental preservation.

**Policy 2.65** When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.

**Policy 2.66** Budget for the continued maintenance and replacement of parks equipment and assets.

**Policy 2.67** Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

**Policy 2.68** Develop an integrated plan for improving and connecting public open spaces and pathways.



**Policy 2.69** The priorities for new parks & trails projects are:

- improve sidewalks, pathways and connected public realm areas in the vicinity of the Village Square
- extend the Wild Pacific Trail as shown on Schedule C
- create and extend the Safe Harbour Trail as shown on Schedule C
- create a connected pedestrian route along the Small Craft Harbour connecting to the Village Square
- improve the Coast to Coast Connection between the Village Square and Big Beach
- improve accessible, safe viewing opportunities and re-purpose the Lightkeeper's House at Amphitrite Point
- improve signage and wayfinding to identify pathways, key locations and public facilities

Future parks & trails projects could include:

- new parks in the former Forest Reserve areas
- improved public access to harbor via end-of-road parks
- hard sports surface / fieldhouse / concession / foodbank / emergency staging area at Tugwell Field
- a new park and perimeter trail on Hyphocus Island
- a Japanese Memorial Garden
- a new park near the terminus of Peninsula Road
- additional active recreation facilities (e.g., frisbee golf course, fitness trail, etc.)
- a community boathouse supporting opportunities for kayak / canoe / row / sail programs
- explore feasibility of alternative energy (geothermal / tidal / wave) outdoor pool and/or hot pool

## TRAILS

Visitors and residents alike experience Ucluelet by moving through the landscape of the peninsula on a network of world-class trails. This expanding network is the result of the vision, commitment and hard work of the community. The trails serve as a public amenity and also as an economic driver – bringing visitors to the community and enticing them to return. Continued expansion and improvement of the trail network will be key to achieving the goals of this plan.

### Wild Pacific Trail

**Objective 2Y** A continuous Wild Pacific Trail following the exposed outer shore along the length of the peninsula.

**Policy 2.70** As development extends into former Forest Reserve lands, it is the District's aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

**Policy 2.71** Explore with property owners, the Alberni Clayoquot Regional District and the Yuułu?i?ath First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

**Policy 2.72** Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

**Policy 2.72.a** Seek opportunities (for example with any future development proposal on adjacent lands) to connect a pedestrian trail from the north end of Little Beach up to the Wild

Pacific Trail where it parallels Marine Drive. The trail should follow natural riparian corridors in this area, where possible.

#### Safe Harbour Trail

**Objective 2Z** A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by existing residential or marine commercial activities, connecting seamlessly with town pathways.

**Policy 2.73** Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island, the Inner Boat Basin and Olsen Bay.

**Policy 2.74** As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

**Policy 2.75** Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.

#### Regional Trails

**Objective 2AA** A connected network of trails linking Ucluelet with the broader regional landscape.

**Policy 2.76** Support the Alberni Clayoquot Regional District area 'C' OCP policy of developing the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.



**Policy 2.77** Support regional efforts to create a seamless Multi-Use Pathway traversing the west coast, and continue to maintain (through updated servicing agreement) the section of pathway between the Ucluelet municipal boundary and the Pacific Rim National Park Reserve.

## OPEN SPACE & GREENBELTS

Significant areas of public land are found on the edges of roads (legally termed areas of “highway” dedication). Some are maintained as more manicured boulevards while many are less formal, containing ditches, natural vegetation and sometimes trails. These spaces provide green space and also important habitat and movement corridors for birds, insects and other wildlife.

**Policy 2.78** Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

**Policy 2.79** Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

**Policy 2.80** Develop a program and budget for gradually upgrading public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.

## Transportation and Movement

By land, Provincial highway #4 connects Ucluelet and the Ucluth Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes.

The Francis Barkley provides marine passenger and cargo ferry service from Port Alberni to Ucluelet Harbour. Canada Customs Service provides customs clearance in the harbour for marine visitors.

People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape.

Transportation is a key policy area from a broader community planning perspective, as the greatest component of the District's greenhouse gas emissions with the best potential for GHG reductions.

The 2011 Transportation Plan concludes that additional vehicle capacity is not required on District roads for the foreseeable future, recommending that capital projects be focused on safety upgrades and strategic improvements to pedestrian and cycling infrastructure.

The eventual extension of Marine Drive to create a parallel collector route will be pursued as development occurs on the former Forest Reserve lands.

Ucluelet's long narrow peninsula has contributed to an accessible walking environment as one can walk to most places in the community in approximately 15 minutes. The relatively

short distances between the Village Square, most retail services, the Community Centre and beaches (within one kilometre of most homes) fosters walking and cycling throughout the community.

Given the unique outdoor setting of this area, walking and cycling will continue to be encouraged and supported, and will be a significant component of future transportation improvements within the District.

Recognising that Ucluelet is a small town with limited financial capacity for capital improvements, construction of new sidewalks and extension of the multi-use pathway will be prioritised with a focus on key functional requirements, such as circulation within the Village Square, and access to schools and the Community Centre with their associated recreation, culture and sports activities.

## Our Goals:

- People rely less on fossil-fueled private automobiles
- People enjoy more and safer walking and cycling on an expanded network of active transportation pathways and facilities
- Harbour facilities protect the marine environment while providing even better access and support for both commercial and recreational boat traffic

**Objective 2BB** Develop a transportation network which enables people to move throughout the community safely, conveniently and beautifully.

**Objective 2CC** Prioritise transportation infrastructure needs and capital spending to maximise value for local residents, businesses and visitors.

**Objective 2DD** In order to reduce GHG emissions, encourage active and electric forms of transportation as a viable and routine alternative to the private automobile.

**Objective 2EE** Develop a network of safe bicycle and pedestrian routes throughout the District;

**Objective 2FF** Integrate transportation and land use management to help sustain a compact and walkable community.

**Objective 2GG** Create a safe and efficient transportation system for the movement of people and goods within the District.

## GENERAL TRANSPORTATION NETWORK

**Policy 2.81** Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

**Policy 2.82** Promote mobility opportunities which minimise greenhouse gas emissions.

**Policy 2.83** Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

**Policy 2.84** Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

**Policy 2.85** When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

**Policy 2.86** Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

**Policy 2.87** Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

**Policy 2.88** As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

**Policy 2.89** Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



#### NETWORK IMPROVEMENTS - VILLAGE CENTRE

**Policy 2.90** Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

**Policy 2.91** Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

**Policy 2.92** As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

**Policy 2.93** Include landscaped boulevards, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

**Policy 2.94** Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

**Policy 2.95** Upgrade Peninsula Road in phases in the following sequence:

- Main Street to Bay Street
- Bay Street to Lyche Road
- Lyche Road to Seaplane Base Road
- Seaplane Base Road to Forbes Road
- Main Street to Marine Drive

**Policy 2.96** Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

- reducing the number of access points by sharing between adjoining property owners wherever possible
- reducing the width of access points to 6 metres
- removing as many driveway access points to Peninsula Road as practical

**Policy 2.97** As development occurs, connect Cedar Road to Lyche Road.

**Policy 2.98** Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

**Policy 2.99** Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.



#### MARINE TRANSPORTATION

**Policy 2.100** Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

**Policy 2.101** Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

**Policy 2.102** Improve options for boat trailer parking near the ramp at Seaplane Base Road.

**Policy 2.103** Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

**Policy 2.104** Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

**Policy 2.105** Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

**Policy 2.106** Explore opportunities to improve public access to the ocean via District-owned lands.

## PEOPLE ON FOOT

## Our Goals:

The District endorses the following pedestrian charter:

- Ucluelet recognises that walking is a key indicator of a healthy, efficient, socially inclusive and sustainable community
- Ucluelet acknowledges universal rights of people to be able to walk safely and to enjoy high quality public spaces at any time
- Ucluelet strongly supports community design and the provision of adequate infrastructure and facilities that foster safe, convenient, direct and comfortable pedestrian travel
- Ucluelet is committed to reducing physical, social, safety and institutional barriers that limit walking activity

**Policy 2.107** Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

**Policy 2.108** Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.109** Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

**Policy 2.110** Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

## PEOPLE ON BICYCLES

**Policy 2.111** Work to implement the bicycle route network as shown on Schedule B: Transportation Network

**Policy 2.112** Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.

**Policy 2.113** Ensure adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.114** Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.

**Policy 2.115** Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

## PEOPLE ON TRANSIT

**Policy 2.116** Identify priority locations for improved bus stop facilities including weather protection.

**Policy 2.117** Advocate with BC Transit for service connecting the entire community, spanning the length of the peninsula to the Amphitrite Point lighthouse.

**Policy 2.118** Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

## PEOPLE IN AUTOMOBILES

**Policy 2.119** Include electric vehicle charging facilities at municipal parking lots, where feasible.

**Policy 2.120** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.121** Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.

**Policy 2.122** Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.

**Policy 2.123** Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.



PEOPLE MOVING FISH

**Policy 2.124** Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

**Policy 2.125** Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

**Policy 2.126** While recognising the need for short-term truck staging on Alder Street to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

**Policy 2.127** Encourage truck staging and storage on appropriately zoned light industrial lands.



# Part Three: People

## Community Health, Safety and Wellbeing

### Our Goals:

- a thriving community of healthy, active, engaged citizens of all ages
- a resilient and prepared community of neighbours who help one another
- a vibrant cultural scene – inclusive of all cultures and walks of life
- equitable access to a variety of recreation and lifelong learning opportunities

### FIRE AND EMERGENCY SERVICES

Fire and Emergency Services supports and maintains a community emergency management system through mitigation, preparedness, response and recovery initiatives for emergencies and disasters.

The Ucluelet Volunteer Fire Brigade has been providing fire protection services for the community for over 70 years. Each year the UVFB responds to an average of 110 callouts for fire, motor vehicle accidents and medical first responder calls.

The Emergency Support Services team is responsible for coordinating efforts to provide shelter, food, clothing, transportation, medical services and reunification services to victims of emergencies and disasters.

Ucluelet and the entire west coast of Vancouver Island are isolated. Road access is via Highway # 4, a difficult road to travel under normal conditions. As a result, the District will consider local responses to emergency situations and not rely on Highway # 4 or Peninsula Road to evacuate the community elsewhere.

A tsunami triggered by a local earthquake could reach Ucluelet within 10 – 15 minutes; therefore emergency personnel will not have sufficient time to warn residents of the impending danger. The District will work to raise awareness of immediate evacuation plans, which should consider evacuation routes to areas of high ground.

The **Ucluelet Emergency Network (UEN)** utilises a “four pillar” approach of mitigation, preparedness, response and recovery.

The UEN is a multi-jurisdictional committee that consists of representatives from:

BC Ambulance Service  
 Canadian Rangers  
 District of Ucluelet  
 Emergency Support Services  
 Pacific Rim National Park  
 Royal Canadian Mounted Police  
 Royal Canadian Marine Search and Rescue  
 School District 70  
 ‘tukwaa?ath (Toquaht Nation)  
 Ucluelet Volunteer Fire Brigade  
 West Coast Inland Search and Rescue  
 Yuulu?i?ath (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

- High School and associated fields;
- Tugwell fields;
- Top of Hyphocus island;
- Upper parts of Millstream; and
- High points on Reef Point and Coast Guard Roads.

**Objective 3A** Support, recognise and celebrate the contributions made by the members of the Ucluelet Volunteer Fire Brigade and other community organizations.

**Objective 3B** Increase community capacity to respond to emergencies.

**Policy 3.1** Complete a community risk assessment and identify current and future needs for emergency services.

**Policy 3.2** Analyse future growth potential and infrastructure needs to ensure the community can sustain and afford the necessary emergency and infrastructure services.

**Policy 3.3** Provide emergency services facilities, equipment and resources that are adequate and affordable for the size of the local and visitor populations.

**Policy 3.4** Identify and prioritise any infrastructure gaps which could affect the ability to respond to emergencies.

**Policy 3.5** Explore opportunities for efficiency and funding of a combined new community safety facility (i.e., serving fire, ambulance, police).

**Policy 3.6** Work with neighbouring communities to maximise efficiency and capacity for providing appropriate regional

emergency services, by exploring opportunities for shared services and/or servicing agreements.

**Policy 3.7** Support the Ucluelet Emergency Network's efforts to continuously improve community training, awareness and preparedness for emergency events.

**Policy 3.8** Support regular practice including evacuation drills utilizing the existing road network and facilities within the community.

**Policy 3.9** Improve tsunami evacuation route signage for prone areas, directing people to the closest high ground area.

## COMMUNITY SAFETY

The municipal Building Inspection, Bylaw Enforcement and Business Licencing functions ensure that land uses, building construction and activities in the community are conducted in ways which are safe, equitable and respectful of potential impacts on neighbours.

These functions, in coordination with the level of service provided by local Fire and Emergency Services, also affect land values and insurance rates within the community.

**Objective 3C** Ensure all buildings within the municipality meet the minimum health and safety standards set by the BC Building Code to ensure they are safe for their intended use.

**Objective 3D** Ensure the use of land and buildings within the municipality complies with provincial and municipal standards, in order to lower risks to the community, protect the environment and ensure the safety of first responders.

**Objective 3E** Ensure land uses and business activities protect the environment, respect neighbours and foster a positive welcoming impression among residents and visitors.

**Policy 3.10** Implement a system of appropriate regular fire inspections tailored to building uses, community capacity and level of risk.

**Policy 3.11** Provide a thorough and efficient system of building permitting and inspections.

**Policy 3.12** Provide an efficient and equitable system of business licencing, and explore opportunities to promote licensed businesses through a local business registry.

**Policy 3.13** Foster increased awareness and local knowledge of building and fire safety codes, standards and bylaws through such means as providing permit checklists, application guides and educational opportunities.

**Policy 3.14** Develop a municipal bylaw enforcement policy to clearly communicate expectations and priorities for the monitoring and enforcement of bylaws to ensure community health, safety, wellbeing and positive visitor experience.

**Policy 3.15** Regularly review municipal policies and bylaws with an aim to minimise regulation to only that which is necessary to achieve community objectives of maintaining health, safety, wellbeing, protection of the environment and reducing situations of conflict and nuisance.



## HEALTH AND WELLBEING

Ucluelet residents are served locally by the Tofino General Hospital and the Ucluelet Medical Clinic.

More comprehensive, extended medical care is available in Port Alberni and Nanaimo. A range of massage, chiropractic, physiotherapy and other health-related services are also available in Ucluelet and Tofino.

Health and fitness classes are provided by local private providers and at the Ucluelet Community Centre – all supporting active lifestyles and community health.

**Objective 3F** Foster improved local health resources serving all citizens, including vulnerable populations.

**Objective 3G** Provide inclusive and equitable municipal services and recreation programs.

**Objective 3H** Pursue the five goals from the “pathways to wellbeing” by the Canada Parks and Recreation Association to foster:

- active living
- inclusion and access
- connecting people and nature
- supportive environments
- recreation capacity

**Objective 3I** provide the best in recreation, tourism and parks services to positively affect the overall health and well-being of the community.

**Objective 3J** Provide inclusive opportunities for quality recreational services, community events, conferences,

workshops, and gatherings through outstanding programs, facilities and customer service.

**Objective 3K** Work to make District programs, services and events more accessible, following the recommendations of the Age-Friendly Action Plan.

**Policy 3.16** Support efforts to retain and improve local medical facilities, specialist options and improve transportation options to out-of-town medical services.

**Policy 3.17** Support the expansion of convenient and affordable transportation options to access medical and other essential services for people of all ages and abilities.

**Policy 3.18** Design and improve public facilities and spaces to be inclusive. Make accessible design a priority for major facilities within the walkable core of town (i.e., between the community centre and the Village Square).

**Policy 3.19** Continuously look for opportunities to improve access to community buildings and programs.

**Policy 3.20** Look for opportunities to improve access to public washroom facilities in strategic locations.

**Policy 3.21** Improve the pedestrian environment with a priority emphasis on sidewalks, crosswalks, seating, lighting and visibility in the vicinity of the Village Square and UCC.

**Policy 3.22** Develop and maintain all-ages accessible facilities, trails and/or viewpoints in appropriate key locations within the parks and trails network.

**Policy 3.23** Explore avenues to better communicate opportunities for all members of the public to participate in civic events, programs, services and discussions.

#### RECREATION

The District operates the Ucluelet Community Centre (UCC) as the hub of recreation programs, civic engagement, cultural and special events. This gathering place has been developed with the goal of offering something of value to everyone in the community.

The Ucluelet Parks and Recreation Master Plan and Age Friendly Action Plan guide the continual re-evaluation of District facilities and programs, to provide program excellence and high participation by community members and visitors.

**Objective 3L** Continually evaluate and adjust to meet the needs of the community through recreation programs, Arts and Culture initiatives and event support.

**Objective 3M** Continue to invest in and present the District's diverse arts and heritage mosaic.

**Objective 3N** Continue to evaluate trends in facility use, community needs and resources necessary to serve the interests of a diverse population.

**Objective 3O** Deliver and support excellent services in partnership with aligned organizations, including the School District, non-profit organizations and the private sector.

**Objective 3P** Ensure that recreation programs, cultural activities and special events remain relevant and responsive to the needs and interest of Ucluelet area residents.

**Policy 3.24** Continue to undertake a comprehensive assessment of recreation and cultural programs and special events.

**Policy 3.25** Support and celebrate the strong local spirit of volunteerism by fostering connections to volunteer opportunities, and by celebrating and recognizing volunteer contributions.

**Policy 3.26** Review the grant-in-aid policy to provide an appropriate level of support to organizations providing services to the community.

**Policy 3.27** Continue to use the UCC as the inclusive focal point for delivering universal programs for people of all ages and abilities.

**Policy 3.28** Provide space and support for programs provided by other community agencies including:

- West Coast Community Resources Society
- Ucluelet Children's Daycare Centre
- Vancouver Island Regional Library



## FOOD SECURITY

**Objective 3Q** Residents have access to healthy food and opportunities to grow, harvest and buy local food.

**Policy 3.29** Encourage and support opportunities for direct seafood sales at appropriate facilities in the Harbour.

**Policy 3.30** Support community gardens on appropriate public lands.

**Policy 3.31** Encourage opportunities for food production and gathering on appropriate lands in the Barkley Community Forest.

**Policy 3.32** Support appropriate wildlife-smart organic waste composting.

**Policy 3.33** Support the implementation of the Coastal Addendum to the Alberni Agriculture Plan.

**Policy 3.34** Identify, build and maintain food storage and processing facilities which can serve to provide duplicate capacity in case of community emergencies (e.g., food bank, UCC kitchen, schools, etc.).

**Policy 3.35** Explore the feasibility of a combined fieldhouse, emergency muster station and foodbank at Tugwell Field.

**Policy 3.36** Explore opportunities for teaching food growing, preparation and preserving within educational and recreation programs, including after-school kids' programs.

## HERITAGE AND CULTURE

### Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuułuᑭiᑭᑭᑭᑭᑭ (Ucluelet First Nation). Many ancient sites and artefacts are scattered throughout the District.

There is a legal and moral obligation to conserve these sites and materials. Archaeological sites are managed under the provincial *Heritage Conservation Act*. This Act provides for the protection and conservation of British Columbia’s archaeological resources. Under the legislation, archaeological sites are protected whether their location is documented or not.

Cultural heritage resources are different than archaeological sites, and are also of significant value. These sites will often lack the physical evidence of human-made artefacts or structures, but will retain cultural significance to one or more living groups of people.

Examples include such things as ritual bathing pools and resource gathering sites. Effective implementation will require a positive working relationship between the Yuułuᑭiᑭᑭᑭᑭᑭ and the District.

The Yuułuᑭiᑭᑭᑭᑭᑭ Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 3); this includes the marine foreshore and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.

Known affectionately by locals as “Ukee,” Ucluelet’s rich history is commemorated today in place names, local events and built environments. A number of sites are recognised as having heritage value, including:

- St. Aidan on the Hill church site at Main Street and Peninsula Road
- Plank roads and boardwalks that once connected parts of the community (and recalled in signage installed by the Ucluelet and Area Historical Society along portions of the Wild Pacific Trail)
- Japanese community post-war settlement at Spring Cove and other locations
- Seaplane Base Road and Recreation Hall area
- George Fraser property, gardens and farm south of Peninsula Road
- Imperial Lane and the Whiskey Dock

Ucluelet boasts a vibrant artistic community, being home to many artists and cultural events. In addition to showcasing the area’s culture, history and natural wonders, these events provide important social gatherings for residents and draw large numbers of visitors.

Heritage and culture together form a strong part of Ucluelet’s identity and also generate tourism and other economic development opportunities.

**Objective 3R** To preserve archaeological, historical and cultural features.

**Objective 3S** To identify areas of the Ucluth Peninsula with major potential for archaeological and cultural sites.

**Objective 3T** To celebrate the local culture of the Ucluelet community.

**Policy 3.37** Develop, in partnership with the Yuułuʔiłʔatḥ Government, a protocol for referral and input on development proposals within the areas of high archaeological and cultural potential identified on Map 4.

**Policy 3.38** Develop, in partnership with the Yuułuʔiłʔatḥ Government, a joint Heritage Alteration Permit and protocol / servicing agreement for archaeological and cultural guidance on municipal works and operations within the areas of high archaeological and cultural potential identified on Map 4.

**Policy 3.39** Work with the Yuułuʔiłʔatḥ First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites, features and place names.

**Policy 3.40** Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.

**Policy 3.41** Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, the owner will be notified of their responsibility for complying with the requirements of the provincial Heritage Conservation Branch.

**Policy 3.42** Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

**Policy 3.43** Seek First Nations' input on District heritage and cultural matters and events.

**Policy 3.44** Invite input from the Yuułuʔiłʔatḥ on the use of traditional names in areas of significance to the indigenous community, and to find opportunities to highlight the Nuu-chah-nulth language where appropriate.

**Policy 3.45** Roughly half of the existing street names in Ucluelet are nouns; invite input from the Yuułuʔiłʔatḥ on Nuu-chah-nulth translations of these names, and explore opportunities for a bilingual street sign program.

**Policy 3.46** Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.

**Policy 3.47** Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

**Policy 3.48** Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

**Policy 3.49** Support heritage preservation and stewardship of District-owned heritage resources.

**Policy 3.50** Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

**Policy 3.51** Identify and connect places of historical significance as part of the future Ucluelet walking tour;

**Policy 3.52** Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

**Policy 3.53** Surfing is good.



**Policy 3.54** Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to “draw your community”.

## Land Use, Housing and Managed Growth

### LAND USE CATEGORIES

To put the guiding principles of this OCP into effect, the long-range land use for all areas of the municipality have been designated as shown on Schedule A, “Long-Range Land Use Plan”. Descriptions of each land use designation are summarised below. Note that current land uses and zoning may differ from the long-range designation for any given property. Over time, as properties redevelop the zoning and use of the land should align with the designated uses noted in this plan.

Also note the District may consider requests to down-zone properties to recognize existing non-conforming land uses (brought about by past blanket rezonings), without triggering an amendment of this OCP even if the existing / interim use does not match the long-range uses anticipated on Schedule A.

### Commercial

#### Village Square Commercial

This designation applies to the village square and includes a broad range of mixed uses.

These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and

multi-family residential (e.g. apartments and residential units above retail stores).

Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged

#### Service Commercial

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as motels, restaurants, personal and retail services, service stations and automobile repair.



#### Tourist Commercial

This designation includes visitor accommodation (e.g. hotels, motels, hostels, guesthouses), marinas and other supporting uses such as kayak and bike rentals.

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including

employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

#### Neighbourhood Commercial

This designation applies to individual lots or small commercial nodes providing small-scale commercial services compatible with surrounding land uses and primarily serving lands within convenient walking distance.

#### Parks and Open Space

This land use designation applies to the District's parks, playgrounds, trail network and green spaces. This includes nature parks, community parks, neighbourhood parks, trails and greenbelts. Lands with this designation may also include a variety of public institutional uses such as the Coast Guard facilities at Amphitrite Point, water towers, the Ucluelet Community Centre, etc., which are compatible with the surrounding public park context.

Note that the Schedule 'A Longe-Range Land Use Plan may indicate Parks and Open Space designation across areas of private land; these generally indicate areas with high habitat values, flood potential and/or potential for pathway connections. This may indicate where there are existing rights-of-way, or where desired open space areas should be considered and could be determined in detail at the time of future development approvals.

#### Single-Family Residential

This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

Some small-scale multi-family land uses exist within single-family neighbourhoods. Further small-scale development of multi-family uses - which demonstrate how they fit within the neighbourhood context specific to their location - may also be approved within these areas without amendment of this OCP

#### Multi-Family Residential

This designation includes multi-family residential housing of medium to high-density. This includes row houses, cluster housing, townhouses and apartment buildings.

This designation may also include small-lot single-family subdivision or cluster developments which achieve similar densities.



## Industrial

### Light Industrial

This designation provides for a variety of light and medium industrial uses, such as food processing and wood-based manufacturing industries, including service commercial and light industrial uses. This designation applies to lands along Forbes Road.

### Marine Industrial

This designation applies to the upland side of commercial marine properties and provides for a variety of water-dependent and supportive light and medium industrial uses, such as fish processing and unloading, ice plants, marine repair and manufacturing industries, marine fuel services and other marine light industrial uses.

This designation generally applies to lands with existing marine infrastructure fronting the harbour.

## Public Institutional

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions. This category also includes lands supporting public utilities such as electrical and data transmission networks.

## Water Areas

### Water Lots

This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A.

Uses are subject to future review but may include docks, moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

### Small Craft Harbour

These foreshore leases are held by the Department of Fisheries and Oceans and are managed by the District. A range of activities are permitted, including private boat moorage and other recreational pursuits, commercial fishing and guiding enterprises.

### Marine Conservation

This designation applies to marine areas intended for conservation and transient recreational uses only; expansion of foreshore tenures and long-term vessel moorage are not supported within the Marine Conservation areas.

## Village Square and Commercial Core

### Village Square

The Ucluelet Village Square area is the heart of the community and Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk (500 metre radius) of Main Street and Peninsula Road.

The Village Square area is oriented toward the waterfront acknowledging the critical role the harbour continues to play in the community's identity and prosperity. Access and views to the water are a community priority.

As the main commercial and mixed-use area of Ucluelet, the Village Square area is a welcoming place for community members and visitors alike.

Other designations also located within the core area of Ucluelet include Institutional, Multi-Family Residential, Residential and Parks and Open Space.

The Village Square designation contains the broadest range of services and land uses in the District. This includes retail, professional offices, health care, administrative, financial, tourist accommodation and supporting uses, cultural and community services and residential.

Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

Service commercial uses (e.g. gas stations and other similar uses oriented toward the automobile) are located outside of the Village Square in order to maintain its strong pedestrian focus.

The Village Square provides for multi-family residential options in and around the core. This housing is located in mixed-use buildings and expands the community's affordable housing choices.

The Village Square has the community's highest densities and building forms, yet is designed to respect views and existing character. It is appealing and safe for pedestrians of all ages.

The architectural style and urban design of the Village Square reflects Ucluelet's unique history and coastal context. High quality urban design enhances the public realm and the pedestrian environment. Village Square uses are designed to transition sensitively to adjoining areas.



#### Village Square Policies:

**Policy 3.55** The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square. This area is also designated as the Village Square Development Permit Area for form and character (see Schedule 'F' for form and character DP mapping and Section 6 [Implementation](#) for details of the DP designation, applicability and guidelines.)

**Policy 3.56** New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

**Policy 3.57** Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

**Policy 3.58** The District of Ucluelet continues to recognise the importance of the harbour to the District's economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

**Policy 3.59** Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

**Policy 3.60** Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

access in a way that gives priority to pedestrian and cyclist comfort and safety.

**Policy 3.61** Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

**Policy 3.62** The District encourages Canada Post to maintain the community post office within the Village Square area.

**Policy 3.63** Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

**Policy 3.64** Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

Main Street Dock may be framed by buildings and contain uses that fit within the mixed-use vision of the Village Square (e.g. cultural, recreation, commercial) and provide interest and variety to the area.

**Policy 3.65** Enhance and improve public access to the water by encouraging access or viewpoints within all new developments that are adjacent to the water, including those adjacent to water lots.

**Policy 3.66** Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

- enhance existing parks including Municipal Hall Park (e.g. reducing pavement) and Waterfront Park

- retain outdoor open space along Peninsula Road (e.g. existing patio northeast of the intersection of Main Street and Peninsula Road) in order to provide overlook and views to the Harbour
  - explore creation or acquisition of new public open space opportunities where feasible (e.g. including the informal green space along Cedar Road on the existing fish plant site)
  - require and formalise mid-block pedestrian connections in large block areas (e.g. north side of Peninsula Road, between Bay and Main Streets)
  - develop a walking tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town, to create a continuous pedestrian link with the Safe Harbour Trail (see Schedule 'C')
  - encourage the provision of cycling end-of trip facilities, such as bike parking
  - explore options for a connection between Lyche and Cedar Roads. This connection is desirable, and the location can be flexible to accommodate existing uses and future redevelopment of the parcel.
- pedestrian walkway on Helen Road: Main to Matterson
  - pedestrian walkway on north side of Peninsula Road: Main to Bay
  - pedestrian walkway on Cedar Road: Main to Bay

**Policy 3.67** Support the operating fish plant and associated industry; consider opportunities such as guided tours through the fish plants, a museum to showcase the industry and sports fishing opportunities;

**Policy 3.68** Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

- stair / ramp at corner of Main Street and Helen Road
- pedestrian walkway on Fraser Lane
- reconstruct municipal hall parking entrance and tot lot

## Commercial

Ucluelet's business community provides a range of commercial facilities and services for the convenience of residents and visitors.

Commercial uses strengthen the municipal tax base, provide employment opportunities and accommodate the twin pillars of Ucluelet's economy; fishing and tourism.

Commercial land uses are also recognised for their contribution to a complete community through the provision of services and shopping close to home.

The broadest mix of commercial uses (including offices and retail stores) is permitted in the Village Square. As the community's main gathering place and with the highest residential densities, the Village Square is the main working and shopping destination in Ucluelet.

Commercial uses are also permitted in other parts of the community. Automobile-oriented uses (e.g. service stations and building supply establishments) are permitted primarily along Peninsula Road in the Service Commercial designation.

Commercial uses oriented toward tourist accommodation are located in Tourist Commercial designations. This hierarchy of commercial designations supports a compact and vibrant Village Square, while accommodating other needed services in the community.

## General Commercial Policies:

**Policy 3.69** Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs.

**Policy 3.70** Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

**Policy 3.71** Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

**Policy 3.72** Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the Village Square and residential units above service commercial uses (CS-2 zone).

**Policy 3.73** Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.

**Policy 3.74** Support climate action strategies by:

- locating commercial uses within proximity of Peninsula Road, the District's primary corridor for development. This will promote the early introduction of local transit-service and higher transit frequencies than is possible with lower density development
- situating commercial areas within walking distance of potential future transit routes
- supporting home-based businesses that have minimal impact on neighbouring land uses
- encouraging environment-friendly commercial development, building energy and efficiency upgrades
- encouraging development in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer sun and rain but allow winter sunlight in, and providing landscaping that shades in summer and allows sunlight in during the winter

**Service Commercial**

Lands designated for Service Commercial uses are generally located along both sides of Peninsula Road between Forbes Road and Bay Street.

**Service Commercial Policies:**

**Policy 3.75** Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

**Policy 3.76** Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

**Policy 3.77** Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

**Policy 3.78** Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

**Policy 3.79** Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.

### Tourist Commercial

Ucluelet's appeal as a tourist destination for all ages is based largely on the wide range of recreation opportunities available in the community. These include hiking the Wild Pacific Trail, sea kayaking, boating, fishing, surfing and cycling.

The town serves as a gateway to Pacific Rim National Park Reserve, Clayoquot Sound, Barkley Sound and the Broken Group Islands. Visitors are able to enjoy Ucluelet's small town charm, working harbour, parks, trails and other recreational and cultural amenities.

The Tourist Commercial designation focuses primarily on providing for visitors' accommodation, together with marinas and other supporting uses, creating areas distinct from residential neighbourhoods.

#### Tourist Commercial Policies:

**Policy 3.80** Concentrate large scale tourist commercial developments within the following general areas:

- Reef Point Area
- Inner Boat Basin
- Former Forest Reserve Lands

**Policy 3.81** Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).

**Policy 3.82** Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact

and complete Village Square. Limited restaurant uses are appropriate in the Inner Boat Basin area. Visitors are encouraged to access offices and retail uses in the Village Square. Transportation options to the Village Square will include pedestrian and cycling infrastructure.

**Policy 3.83** Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:

- the provision of public access to the waterfront
- a continuous waterfront walkway connecting the Inner Boat Basin to the Village Square
- high quality architectural design reflecting the fishing village heritage of Ucluelet
- the identification, protection and enhancement of view corridors
- the inclusion of natural landscaping

**Policy 3.84** Encourage development forms that maximise tree retention for undeveloped sites.



## Industrial

Ucluelet has developed as a working community, supported by a strong fishing industry. Fishing and other industrial activities needing access to the waterfront continue to be important directions for the future. While forestry perhaps played a more prominent role in the past, its contribution to the local economy is ongoing and anticipated to grow with the potential for wood-based value-added enterprises.

Industrial land use, both water and land-based, provide a solid foundation for the community's economic livelihood. Industrial land use enhances the economic viability of Ucluelet through the diversification of the local economy and the provision of employment opportunities. Industrial land provides space for the supply, storage, distribution and repair functions which support other "front line" enterprises.

Local industrial land can also support the District's policies and actions to reduce greenhouse gas (GHG) emissions and respond to climate change. This is achieved through the promotion of innovative and clean industrial uses that are appropriately located and designed to maximise energy efficiency. Securing an adequate supply of local industrial land also reduces travel to access service and supply industries.

The Industrial Designation encompasses two main areas – lands at Seaplane Base Road and lands along Forbes Road. These two areas are expected to meet the industrial land needs of the District for the medium to long term. Uses within the industrial designation are designed to provide a neighbourly transition to adjoining non-industrial areas.



**Industrial Policies:**

**Policy 3.85** Support the protection of the District's industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

**Policy 3.86** Encourage industrial uses that will achieve higher employment and land use densities.

**Policy 3.87** Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

**Policy 3.88** Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

**Policy 3.89** Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

**Policy 3.90** Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.

Given the site's unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.

**Policy 3.91** Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the

CD-1 ("Eco-Industrial Park") Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. Explore the inclusion of live/work light industrial uses within this area, particularly on new lands with light industrial designation to the north of Forbes Road and off Minato Road.

**Policy 3.92** Continue to recognise the importance of the harbour to the Ucluelet's economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

**Policy 3.93** Support the creation of more detailed plan for Ucluelet's Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

**Policy 3.94** Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

**Policy 3.95** Support the fish plant and supporting industry located within the Village Square designation.

**Policy 3.96** Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

**Policy 3.97** Support the expansion of the District's industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

**Policy 3.98** Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

**Policy 3.99** Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

**Policy 3.100** Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

**Policy 3.101** Encourage the provision of cycling end-of trip facilities, such as bike parking, in industrial areas.

**Policy 3.102** Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

**Policy 3.103** Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

**Policy 3.104** Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses. Explore

the designation of properties fronting Forbes Road as a development permit area to improve the streetscape over time.

**Policy 3.105** Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

**Policy 3.106** Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

**Policy 3.107** Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

**Policy 3.108** There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

### Institutional

Community and institutional uses in Ucluelet include schools, libraries, recreation areas, health facilities, policing and emergency services, municipal buildings, public utilities and religious institutions.

These places meet many needs: educational, health, spiritual, and safety. They contribute to the wellbeing of the community and to a sense of permanence and stability.

The heart of Ucluelet's civic life is located within the Village Square. This area contains the District Hall and Waterfront Park, George Fraser Memorial Park and the Main Street Dock.

A second cluster of institutional uses is located approximately 1.5 kilometres away along Matterson Drive. This cluster includes Ucluelet Elementary and Senior Secondary Schools, the BMX Bike Track and school playgrounds, the Ucluelet Community Centre, including a branch of the Vancouver Island Regional Library and the adjoining skateboard park and basketball court.

The District recognises that providing cultural and recreation facilities within close proximity to each other is essential to creating a complete community and cultivating a dynamic relationship between the different facilities.

Connections between the two institutional nodes are facilitated by transportation and infrastructure improvements along Main Street, Peninsula Road and Matterson Drive. Walking and cycling between the two areas is encouraged.

Other institutional uses with the community include:

- Recreation Hall on Seaplane Base Road
- Sewage treatment facility on Hyphocus Island
- Forest Glen Seniors Housing (St. Jacques Boulevard)
- Ucluelet Volunteer Fire Brigade;
- Food Bank on the Edge
- Canada Post community post office
- Army Navy & Air Force Club (Peninsula Road)
- RCMP detachment
- Telus and Hydro facilities
- Water and waste water facilities (reservoirs, pump stations)
- School District 70 (Pacific Rim) facilities

At the time of writing, the Ucluelet Elementary School is receiving significant seismic upgrades and renovations - including new day care facilities - and a new Ucluelet Secondary School is under construction. The school is designed to accommodate future expansion if necessary. These new and upgraded facilities will serve the needs of the west coast for the foreseeable future.



### Institutional Policies

**Policy 3.109** Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events.

Improvements may include signage, planting of trees, provision of street furniture, adding pedestrian and building lighting, public art, and other aesthetic and functional items that make the Village Square more desirable to pedestrians.

**Policy 3.110** Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

**Policy 3.111** Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

**Policy 3.112** Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach).

**Policy 3.113** Recognise and support the role of schools as neighbourhood focal points and social centres.

**Policy 3.114** Encourage Canada Post to maintain a location for the community post office within the Village Square area.

**Policy 3.115** a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

Land Use Plan. Create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their future conversion to a possible variety of community care, shelter, supportive and/or affordable housing uses.

## Marine

### Small Craft Harbour/ Marine

The jurisdictional boundary for the District of Ucluelet extends approximately 200 metres (ten surveyor's chains, or 660 feet) into the Pacific Ocean surrounding the Ucluth peninsula, as shown on Schedule A. It is the intent of the District to regulate uses contained within the water areas to the full extent of its jurisdiction.

The Harbour (Ucluelet Inlet) has historically and continues to play an important role in the life and well being of residents in the District.

Currently a range of activities occur, such as fishing (commercial and sport), private boat moorage, guides and outfitters and other recreational pursuits, including launching points for excursions on the water along the West Coast, particularly the Broken Group of Islands.

A number of leases of provincial Crown foreshore have been created over the years. To date, the development of these water lots has not been regulated by the municipality through tools such as Development Permit designations.

The calm waters in this natural inlet have provided refuge for mariners for a long period of time.

The harbour has potential to maintain and promote what makes Ucluelet a great place – a place that services the fishing and sport fishing industries, the tourist industry, inspires artists and photographers and supports daily recreational enjoyment by many within the community.

The harbour is an asset worth protecting for the future economic prosperity and livability in the District.



The water areas of Ucluelet are generally designated as either:

- Small Craft Harbour (three public water lots)
- Water Lot (primarily privately-held foreshore leases)
- Marine Conservation (remaining water areas not in registered water lots)

In addition to these three designations, several water lots are designated in conjunction with the adjacent land-based designation (e.g. Village Square or Residential).

Each registered water lot is inextricably linked to various adjacent land uses; hence the relationship between land and water requires careful consideration, which could include parking needs, water and sewer servicing and visual impacts.

Following the guiding principles of this OCP, the District has designated environmentally sensitive areas and shoreline habitat as environmental Development Permit areas. See Schedule E for DP area mapping and Part 6 [Implementation](#) for DP guidelines.

#### General Policies:

**Policy 3.116** Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

**Policy 3.117** Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

- Commercial aquaculture
- Boat, vessel or aircraft storage
- Landfills

**Policy 3.118** Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas: see Development Permit Area - Schedule E.

**Policy 3.119** Support marine ecology and marine education facilities within the Harbour.

**Policy 3.120** Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks.

**Policy 3.121** Support transient boat moorage provided adequate sanitation facilities are located nearby.

**Policy 3.122** Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water.

**Policy 3.123** Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations.

**Policy 3.124** Explore new means of generating revenue to fund Harbour infrastructure.

### Small Craft Harbours

The Small Craft Harbour is owned by the Department of Fisheries and Oceans, and it is managed by the District. The Small Craft Harbour manages three water lots. These are:

- Lot 2084, known as the inner harbour
- Lot 1977, known as the outer harbour
- Lot 1877, known as 52 steps

#### Small Craft Harbour Policies:

**Policy 3.125** Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

**Policy 3.126** Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

**Policy 3.127** Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

#### Water Lot Policies:

**Policy 3.128** A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

- docks and moorage of fishing vessels
- loading and unloading of marine vessels
- fish processing and support industry
- tourist and recreation facilities, including marinas and boat launches
- float homes
- live-aboards and houseboats

- pier residential housing
- environmental protection
- passive recreation and opportunities to view and experience the harbour from key locations on land
- utilities
- log storage

**Policy 3.129** The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, specialty catch off-loading, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.



Generally vessel off-loading and other heavy industrial uses are not encouraged at Main Street Dock. Other existing public and private wharfs within the harbour may be more suitable for such activities.



## Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as “Marine Conservation”.

### Marine Conservation Policies:

**Policy 3.130** Invite regional partners to participate in developing a comprehensive “Healthy Inlet / Safe Harbour” management plan for the Ucluelet Inlet, including:

- habitat sensitivity, protection and enhancement;
- co-ordinated approach to cleanup and avoiding future contamination (sewage, plastics, derelict vessels, etc.);
- coordinated policy for liveaboard moorage and sewage disposal;
- overview of type, amount and location of landing and moorage facilities.

## Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 300 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:

housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

### Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, surfing and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet's challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a local work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuułuʔiłʔatᕐ Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

**Policy 3.131 Short-term Housing Action Plan:**

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (completed 2019)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

community care, shelter, supportive and/or affordable housing uses;

- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.



Affordable Housing Policies:

**Policy 3.132** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

**Policy 3.133** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.134** Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments. As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.

**Policy 3.135** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.136** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.137** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.138** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.139** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.140** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.141** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.142** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.143** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

**Policy 3.144** The District does not support strata conversion of previously-occupied rental housing units.

**Policy 3.145** Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

**Policy 3.146** Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

### Residential – Multi Family

Smaller units in higher density, multi family areas are an important component of the District’s affordable housing strategy.

Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.

#### Multi Family Residential Policies:

**Policy 3.147** Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

**Policy 3.148** Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

**Policy 3.149** Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

**Policy 3.150** Explore the use of coach houses and forms of low-to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

**Policy 3.151** Encourage the provision of underground or concealed parking and affordable housing units.

### Residential – Single Family

The majority of housing in the District of Ucluelet is made up of detached single-family homes.

### Single Family Residential Policies

**Policy 3.152** Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

**Policy 3.153** Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

**Policy 3.154** Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

**Policy 3.155** Designate Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of the island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development. Some light industrial uses may be introduced as a compatible transition between the sewage lagoons and residential areas.

**Policy 3.156** Encourage residential development adjacent to Spring Cove (e.g. former BC Packers site) in ways that maximise preservation of environmental and cultural values, fit with the natural setting and extend public access through the Safe Harbour Trail along the shoreline.

Residential – General

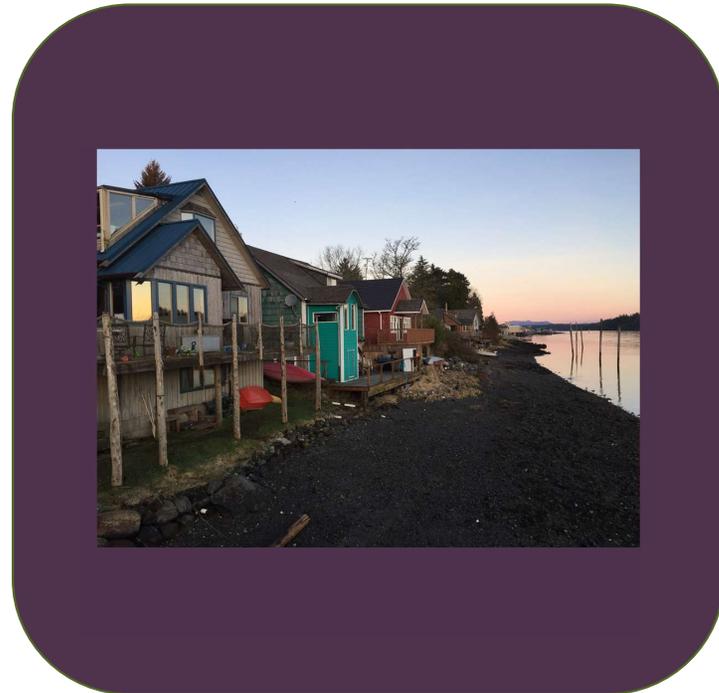
General Housing Policies

**Policy 3.157** Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

**Policy 3.158** Explore density bonuses for incorporating energy efficiency in existing and new buildings.

**Policy 3.159** Cluster residential units to preserve natural areas where possible.

**Policy 3.160** Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



### Future Comprehensive Planning Areas

Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

### Former Forest Reserve Lands

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this area is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining these values. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities serving the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan; a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

**Policy 3.161** Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

**Policy 3.162** Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

**Policy 3.163** A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

**Policy 3.164** The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

**Policy 3.165** Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, ecological landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

**Policy 3.166** The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

**Policy 3.167** Gates, guard houses, and other means of restricting public access are not permitted.



**Policy 3.168** Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

#### General Future Comprehensive Planning Area Policies

**Policy 3.169** Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

**Policy 3.170** The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

**Policy 3.171** The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community with potential for guest accommodation, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

**Policy 3.172** All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

**Policy 3.173** Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.



**Policy 3.174** Hyphocus Island is currently zoned as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);

**Policy 3.175** Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

The Island is zoned as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Potential acquisition for designation as park land is also supported.

**Policy 3.176** The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.177** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.178** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

## Areas of Potential Future Growth

Development of lands designated as "Areas of Potential Future Growth" on Schedule 'A' is considered beyond the scope of this plan, i.e., beyond the current capacity of municipal services and/or beyond the year 2050. Amending the OCP to permit earlier development would require a comprehensive plan demonstrating the social, economic and environmental case for servicing and developing those areas.

These areas have zoning designations previously applied, and an OCP designation does not affect that zoning. However the intent of this designation is for these areas to be left in a natural state until comprehensive plans have been accepted for the intended uses, with timing to be determined.

**Policy 3.179** It is not in the public interest to extend services or approve subdivisions that would create new parcels within areas designated as "Areas of Potential Future Growth" on Schedule 'A'.

# Part Four: Systems

## Servicing and Infrastructure

The District maintains a network of municipal roads, sidewalks, water treatment and distribution, storm drainage, sewer collection and treatment infrastructure. These are monitored and maintained to meet a series of federal and provincial standards. The District plans, develops and maintains these municipal infrastructure systems to enhance the community's health, safety and overall quality of life, and to protect the local environment.

**Objective 4A** To protect community health and the environment by developing and maintaining efficient and highly-functioning water and sewer systems.

**Objective 4B** To ensure an orderly pattern of utility services and avoid premature or unnecessary public expenditures on municipal infrastructure.

**Objective 4C** To use water resources efficiently to ensure a safe and reliable supply over the long term.

**Objective 4D** To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.

**Objective 4E** To reduce the use of fossil fuels and other resources in municipal operations through improved efficiency and conservation.

**Objective 4F** To adopt an environmentally sound, integrated stormwater management strategy.

**Objective 4G** To ensure that the costs of upgraded services are borne primarily by those who benefit.

**Objective 4H** To ensure that new development contributes toward the costs of infrastructure improvements.

### Water Supply

The District of Ucluelet has two domestic water sources. The Lost Shoe Creek Aquifer supply currently consists of four wells which produce approximately 9,450 m<sup>3</sup>/day (at 90% capacity). Drier summer weather patterns potentially limit this supply, as the aquifer is drawn down to the level of the deepest well. Active water licenses also allow the District to draw up to 3,239 m<sup>3</sup>/day from Mercantile Creek; of this approximately 500 m<sup>3</sup>/day is allocated to the Ucluelet First Nations. Additional surface water cannot be taken from this source, to protect the Mercantile Creek fish habitat resource.

In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current system capacity. The second approach would develop a new water supply from Kennedy Lake, identified as a source of sufficient volume to sustain the entire region. The feasibility, costs and treatment options have been analysed for the Kennedy Lake system. Ongoing discussions with regional partners will be key to determining the ultimate approach to providing a resilient, healthy source of domestic water to the community.

### Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway

(1,400 m<sup>3</sup> of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m<sup>3</sup> of storage) for a total capacity of 2,700 m<sup>3</sup>.

There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility. A new reservoir could be partially funded through the Development Cost Charge bylaw.



### Sanitary Sewer

The District's wastewater collection system consists of a network of gravity and forcemain sewers feeding into one of 15 municipal pump stations. All sewers are pumped through the Helen Road Pump Station before discharging to the District of Ucluelet's Wastewater Treatment facility located on Hyphocus Island.

The wastewater treatment facility is a 3-cell aerated lagoon. Each cell is lined with a high-density polyethylene membrane with a baffling curtain system which maximizes the retention time of the effluent water, allowing the system to provide a high degree of treatment. To expand lagoon capacity into the future, cell # 3 may be expanded and deepened, additional cells may be constructed if land is secured by the District, and a tertiary treatment plant may be constructed.

The District's lagoon system discharges into a marine outfall system. This outfall is located under Ucluelet Inlet to Alpha Passage near George Fraser Islands (1,480 metres in length) and accommodates the treated effluent from the District's lagoon. The outfall is sized to also handle untreated waste from up to three fish processing plants.

Pumping wastewater is expensive to maintain. However it is unavoidable, due to Ucluelet's topography. The District is pursuing strategies to reduce reliance on sewage pumping in the long term. This may include redirection and extension of specific collectors and forcemains. Additionally, the District should carefully evaluate the long-term financial operating costs before assuming responsibility for future infrastructure as a result of new development.

Heavier rainfall events in recent years have caused the maximum daily flows to exceed permit allowances approximately three to

four times a year. These extraordinary flows are attributable to high levels of inflow and infiltration (I & I), combined with more intense storm events. The District has an ongoing program to identify and address I&I incidents.

#### Stormwater Management

Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall (3,300 mm per year of precipitation). Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. The existing system in Ucluelet includes a mixture of pipes and open drainage ditches and swales. Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.

#### Solid Waste and Recycling

In 2007 the Alberni Clayoquot Regional District (ACRD) commissioned a Solid Waste Management Plan, which was endorsed by District Council. The plan's objectives are to:

**Objective 4I** Reduce the amount of waste requiring disposal.

**Objective 4J** Increase the level of recycling activity throughout the regional district.

**Objective 4K** Ensure that any residual waste is disposed of in a manner that protects the environment and social well-being.



In the West Coast Landfill catchment area, waste reduction targets are based on recycling rates, as the disposal rate may not be an accurate reflection of progress since it is highly affected by the annual success of the tourism industry. It is anticipated that the West Coast Landfill will be the central delivery area for recyclables collected on the west coast

Currently, there is no suitable local location to dispose of land-clearing debris and household organic waste. The District expects to continue to work with the Alberni Clayoquot Regional District on regional solutions to organic waste recycling.

The 2006 'Human-Bear Conflict Management Plan' guides consideration of development proposals and necessary actions

to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

#### Servicing Policies

**Policy 4.1** Require developers to pay for the full servicing costs associated with growth.

**Policy 4.2** Commission, and update as necessary, infrastructure master plans for municipal water, sewer, roads, building facilities, parks, and integrated stormwater systems.

**Policy 4.3** Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

**Policy 4.4** Maintain a 5-year capital works plan for the construction and upgrading of municipal utilities, based on the infrastructure master plans and long-range financial plan.

**Policy 4.5** Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

**Policy 4.6** Plan for water conservation as a necessary part of future development in order to reduce peak demand requirements and meet funding criteria from Provincial and Federal governments.

**Policy 4.7** Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

**Policy 4.8** Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

**Policy 4.9** Continue an active program to reduce inflow and infiltration into the sewage system.

**Policy 4.10** Continue an active program for detecting leaks and unauthorized water use.

**Policy 4.11** Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

**Policy 4.12** Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

**Policy 4.13** Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

**Policy 4.14** Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

**Policy 4.15** Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.

**Policy 4.16** Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

**Policy 4.17** Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

**Policy 4.18** Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

**Policy 4.19** Encourage community waste reduction and recycling.

**Policy 4.20** Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

**Policy 4.21** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

**Policy 4.22** Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

**Policy 4.23** The number of District-owned and operated sewer pump stations should be minimised.

**Policy 4.24** Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

**Policy 4.25** Utilize energy-efficient street lighting to reduce energy use.



## Municipal Finance, Governance and Operations

A primary task of the municipal organization is to maintain the business functions which support the community's local government.

Taxation, utility billing, infrastructure financing, budgeting, contracting and seeking grants are all core functions of the District. Providing timely, accurate information and support enables good decision making by the elected Council.

Municipal staff are charged with ensuring the District functions meet legislated requirements and strive to adopt appropriate best practices to further Council's strategic directions for the community.

Clear communication with Ucluelet residents and other agencies on the ongoing operations, events and functions of the municipality ensures accountability and transparency in all of the District's practices.

**Objective 4L** To be a healthy, accountable, progressive organisation that is outstanding in the provision of service to the public.

**Objective 4M** Deliver excellent customer service.

**Objective 4N** Provide best value for money.

**Objective 4O** Provide right-sized government services and infrastructure which will be affordable to the community over the long term.

**Objective 4P** Strengthen relationships within the community and with neighbours.

**Objective 4Q** Provide streamlined services for residents, businesses and investors in the community.

**Policy 4.26** Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

**Policy 4.27** Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

**Policy 4.28** Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



The District recognises that information is another piece of key infrastructure for the community. Land, building, demographic and business data are important information sources which can support community functions, economic development and the work of other agencies.

**Policy 4.29** Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

**Policy 4.30** Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

**Policy 4.31** Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

## Economic Development

Ucluelet prides itself as being a working town. The economy has traditionally been based on the forest, fishing and mining industries up until the nineteen nineties.

Today Ucluelet and Tofino serve a trading population of roughly 4,000 in addition to an increasingly large number of tourists attracted by the area's pristine scenic beauty.

The District works with Tourism Ucluelet and the Chamber of Commerce to further promote the unique attributes of the town, while differentiating the visitor experience between the west coast communities of Tofino and Ucluelet.

Ucluelet continues to improve its image and appeal to visitors. This is achieved through promoting the community as a working harbour and drawing attention to the Wild Pacific Trail, the area's heritage and cultural values and access to the Broken Group Islands.

A new fiber-optic data network serving Ucluelet supports businesses and individuals who increasingly live locally but interact with a far-flung network of clients, customers and suppliers.

Strategic improvements to the public realm in the Village Square area is a priority for enhancing the safety, comfort and experience of both locals and visitors. These pathways and gathering places act as the backbone to the community and also support the further development of the Ucluelet economy.

The District of Ucluelet commissioned an Economic Development Strategy Update in 2017. The study identified strategic directions which are reflected in the following economic objectives.

It remains important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its traditional small-town character.

“As of the 2011 National Household Survey, the concentration of tourism-based jobs in the Ucluelet area was about 2.5 times the provincial average. These are a combination of jobs in accommodation services, food and beverage services, recreation, transportation, retail, and others.

This underlies the importance of tourism to the Ucluelet economy and is impressive considering that every community in the province has at least a small tourism industry.

But the real outlier in the Ucluelet economy is the fishing sector. Including fishing, aquaculture and fish processing, the concentration of employment in Ucluelet is 64 times the provincial average. Fishing jobs are naturally more concentrated because they are mostly limited to coastal communities, but this is still a remarkable result.

About 18% of all jobs with a fixed place of work in Ucluelet were in fishing, and this does not include all the various suppliers to the industry.”<sup>1</sup>



**Policy 4.46** Support continued improvement to regional transportation infrastructure.

**Policy 4.47** Support the continued operation and expansion of marine support services.

**Policy 4.48** Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

**Policy 4.49** Target technology and energy-related entrepreneurs.

**Policy 4.50** Support the expansion of forestry and wood products manufacturing.

**Policy 4.51** Explore marketing synergies among tourism providers in the west coast region.

**Policy 4.52** Support closer ties between local educational institutions and the business community.

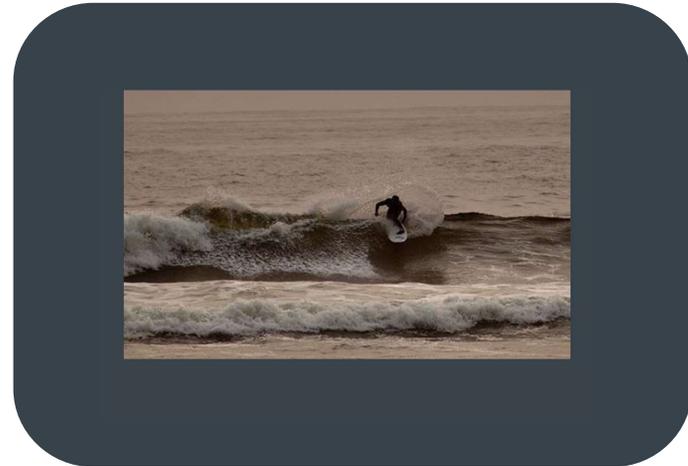
**Policy 4.53** Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

**Policy 4.54** Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

**Policy 4.55** A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

in economic development as well as a recreational amenity for residents.

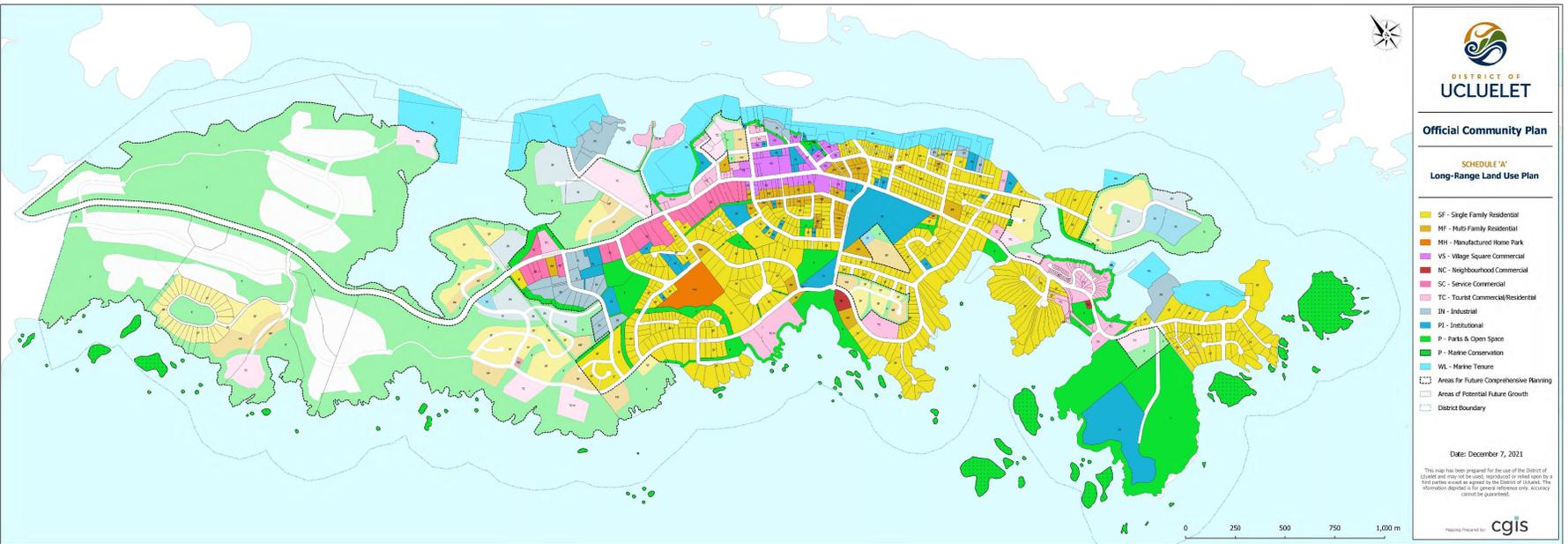
**Policy 4.56** Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.



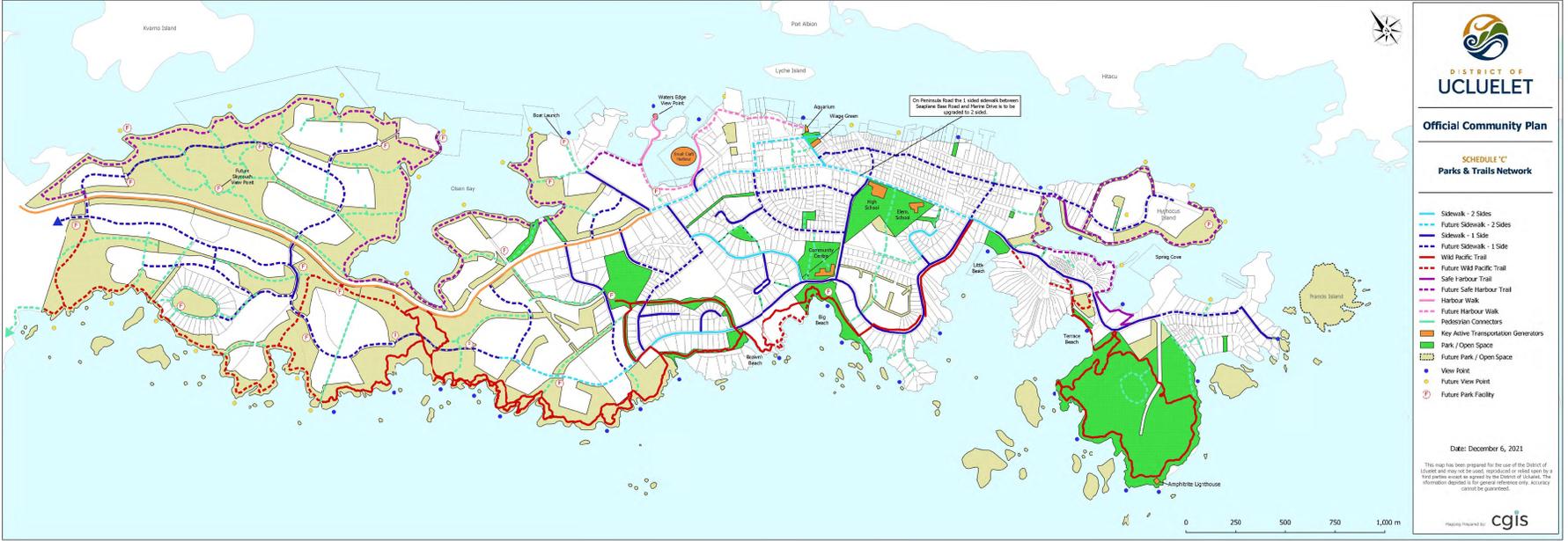
# Part Five: Schedules & Maps

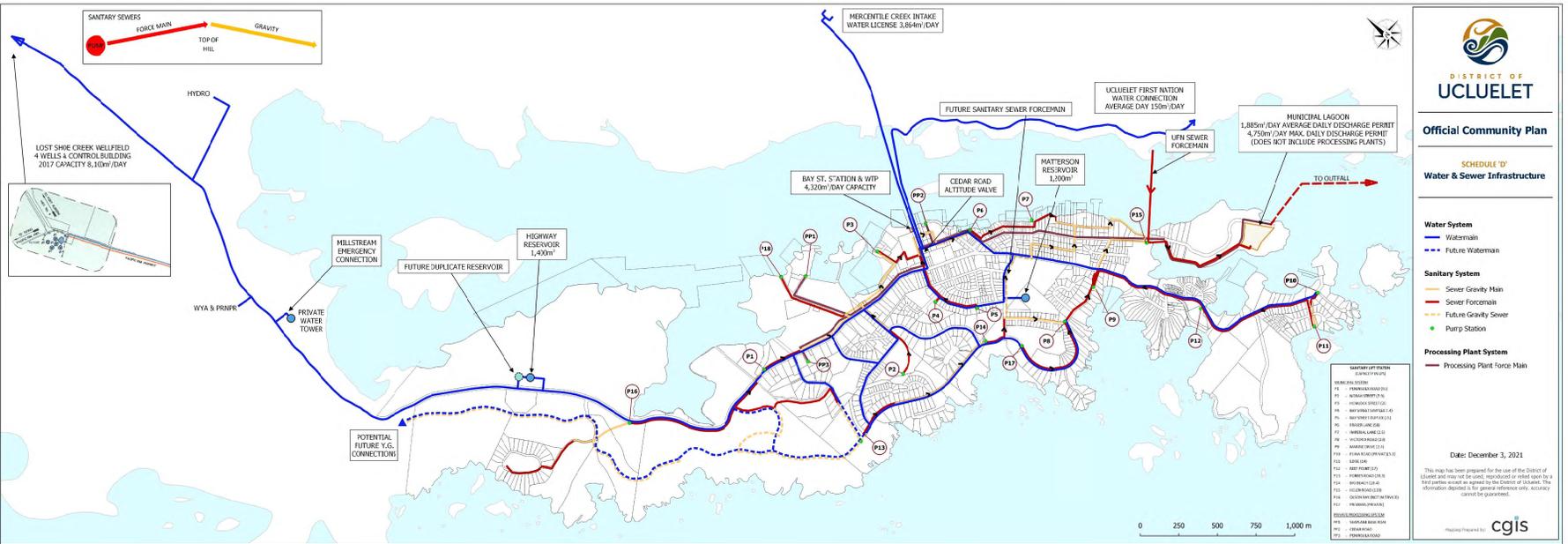
- SCHEDULE A: LONG-RANGE LAND USE PLAN
- SCHEDULE B: TRANSPORTATION NETWORK
- SCHEDULE C: PARKS & TRAILS NETWORK
- SCHEDULE D: WATER & SEWER INFRASTRUCTURE
- SCHEDULE E: DEVELOPMENT PERMIT AREAS – ENVIRONMENTAL PROTECTION
- SCHEDULE F: DEVELOPMENT PERMIT AREAS – FORM & CHARACTER
- SCHEDULE G: DEVELOPMENT PERMIT AREAS – STEEP SLOPES

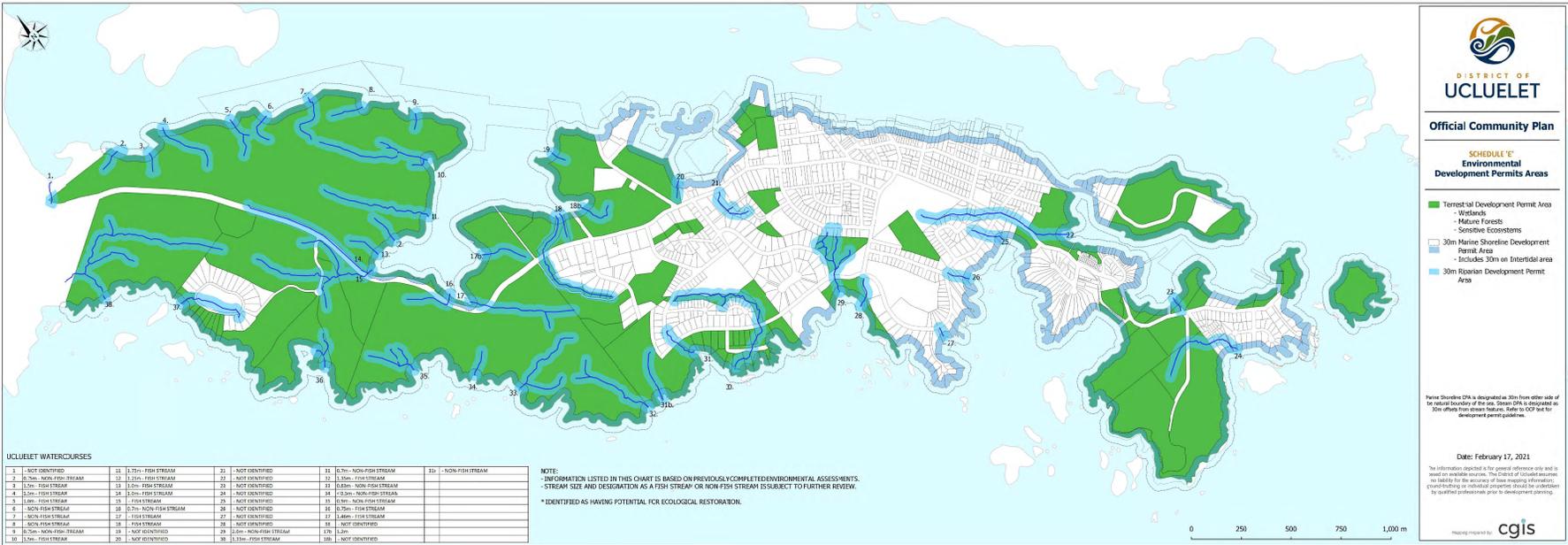
- MAP 1: REGIONAL CONTEXT
- MAP 2: REGIONAL INFRASTRUCTURE
- MAP 3: ARCHAEOLOGICAL POTENTIAL
- MAP 4: COASTAL STORM – FLOOD CONSTRUCTION LEVELS
- MAP 5: TSUNAMI FLOOD VULNERABILITY
- MAP 6: TSUNAMI FLOOD PLANNING
- MAP 7: CURRENT LAND USE
- MAP 8: ENVIRONMENTAL BASE INFORMATION
- MAP 9: LOW(ISH) GROWTH SCENARIO

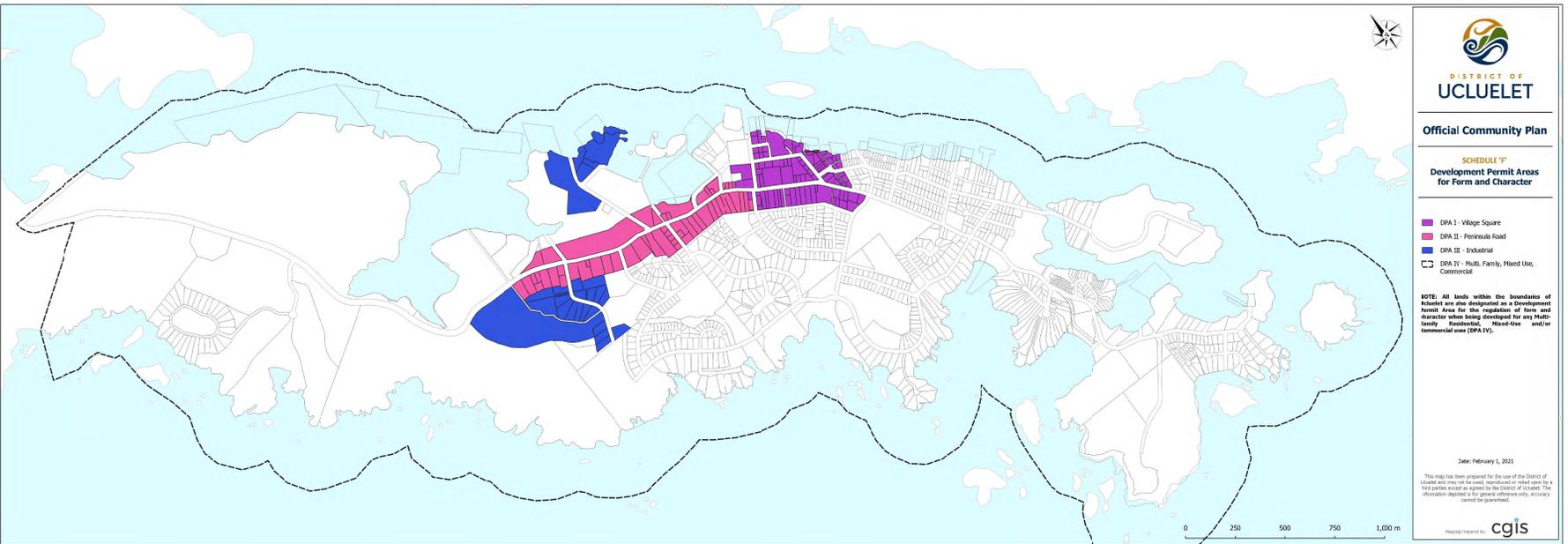


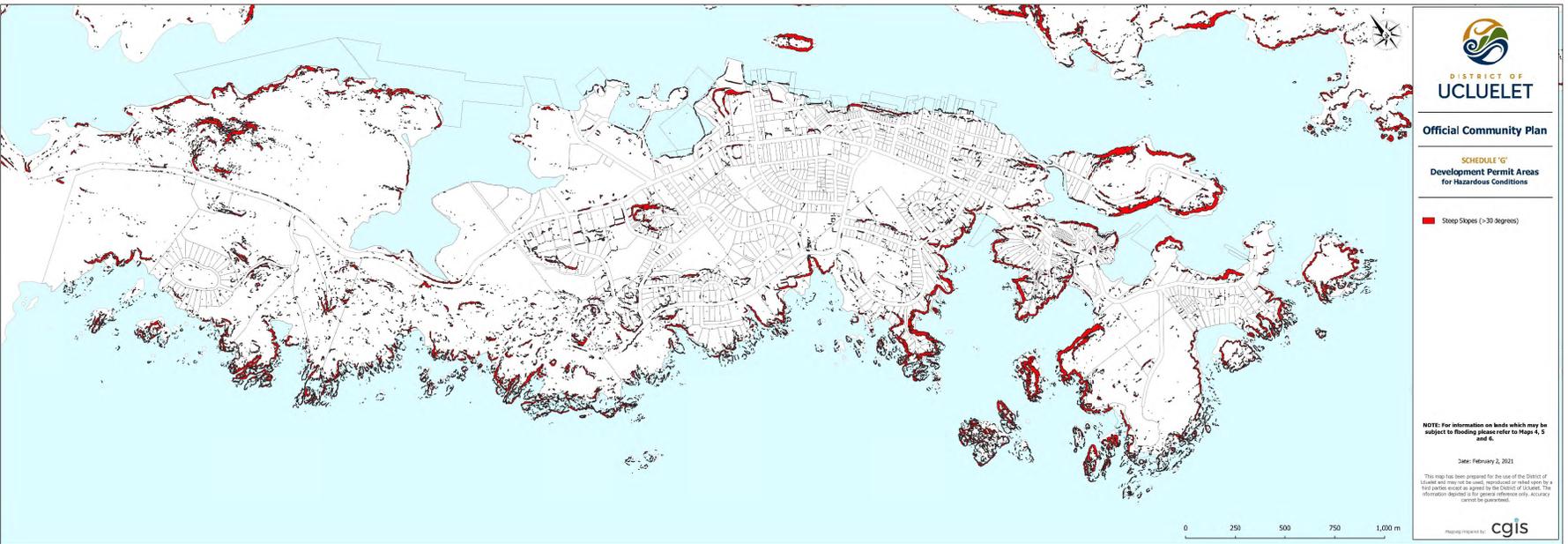




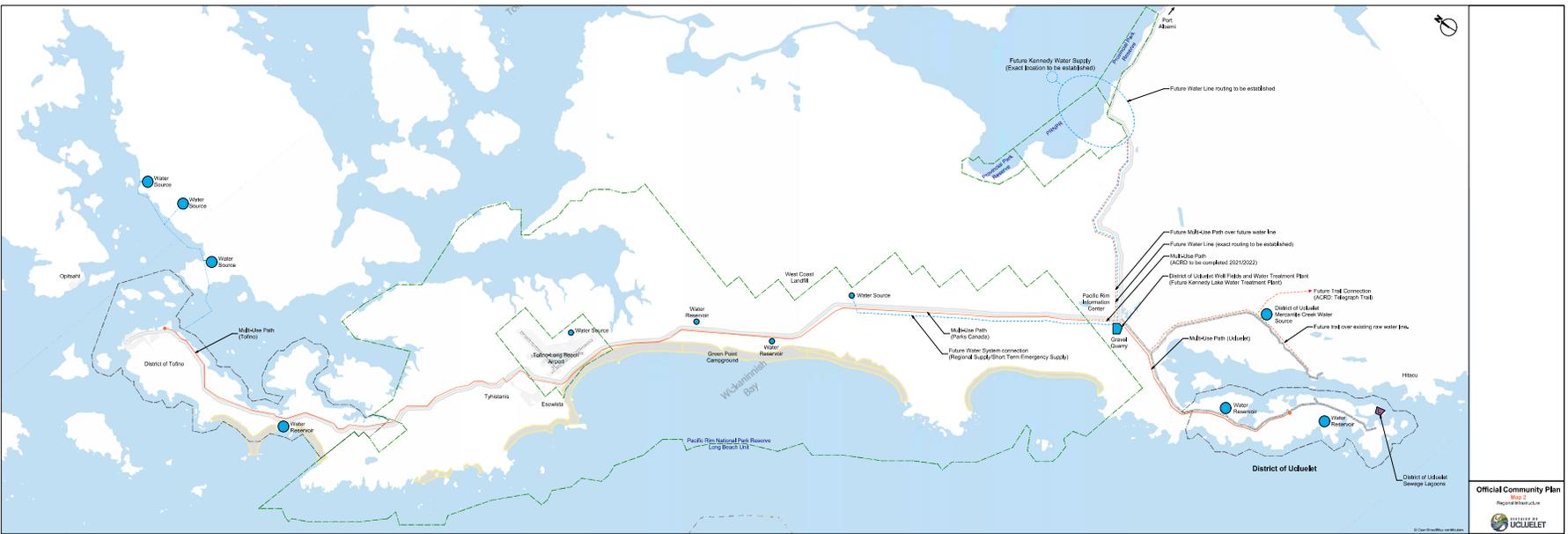














  
**DISTRICT OF UCLUELET**

**Official Community Plan**

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**Map 3**  
**Archaeological & Cultural Potential**

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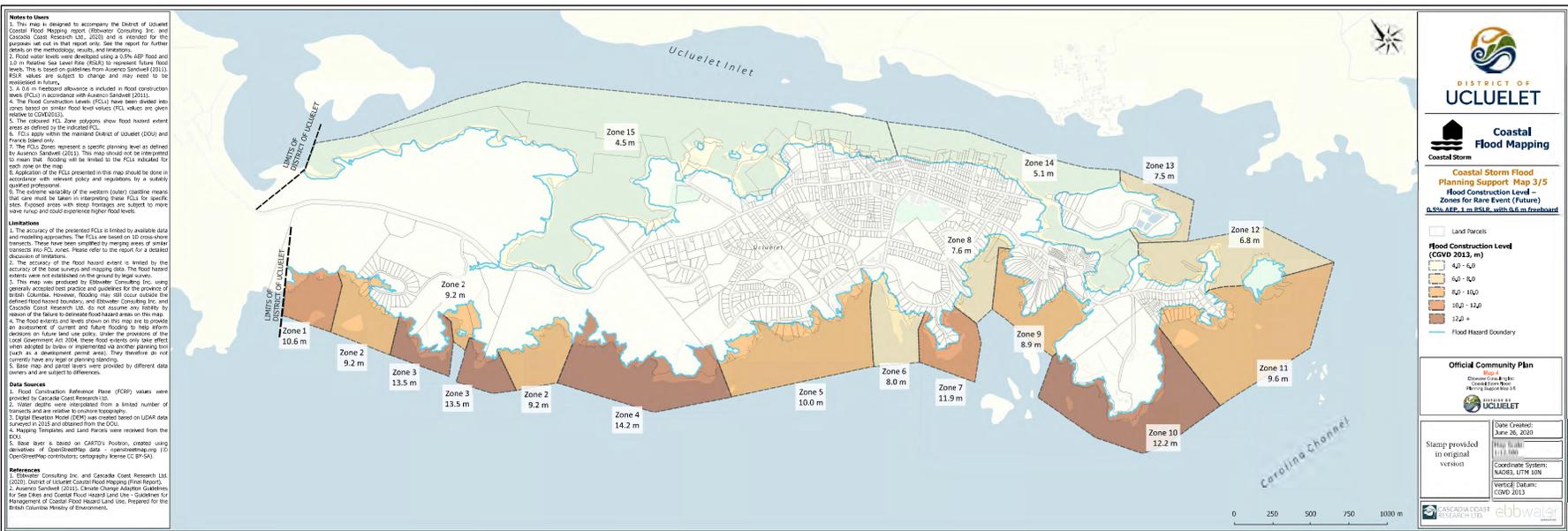
■ Areas of High Archaeological and Cultural Potential

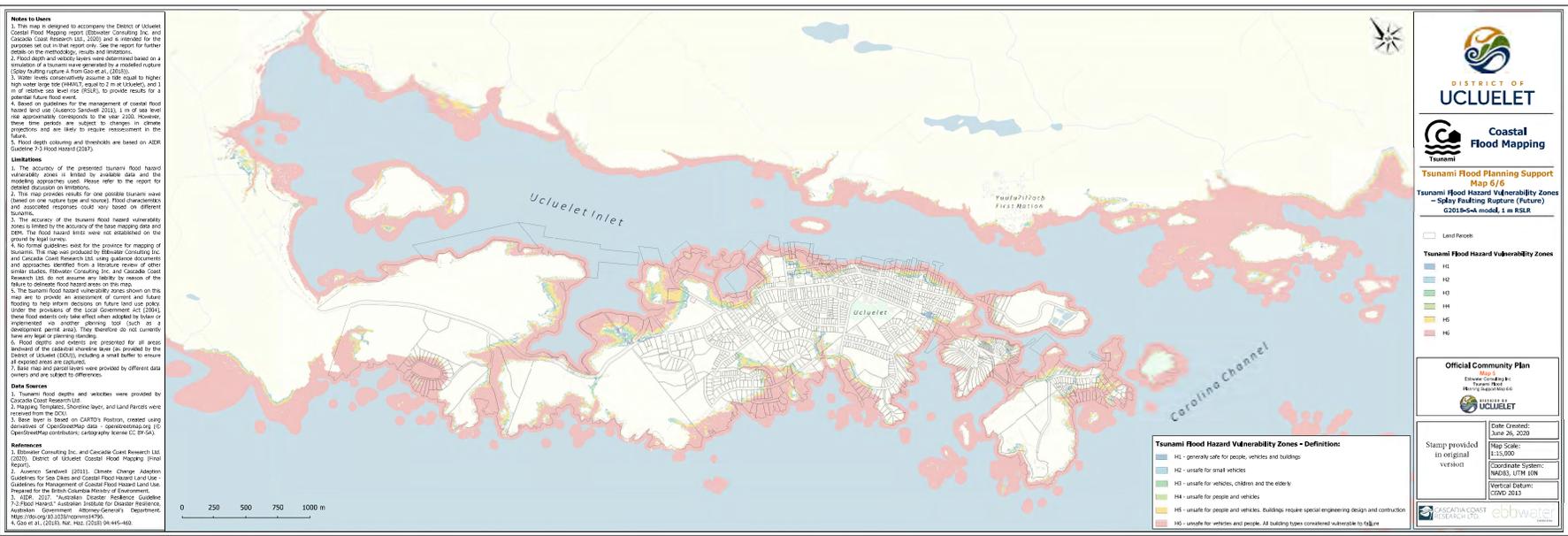
Areas of highest archaeological and cultural potential include the coastal townsite, lands closer to the central business district, and areas of high density residential growth. Part of the District's heritage includes archaeological sites, the physical presence of First and later people lived in the past. For 50% of the time people now lived in this area, we would have made archaeological sites, and traditions and cultural practices connect to the rich history surrounding the coastal townsite. The District has a rich history of archaeological sites, and some resources related to archaeological sites and the potential to conduct research. The District's priority is to ensure that any archaeological sites are identified, whether known or unknown, through the heritage conservation act. This protection applies to both private and heritage permits (including, after or develop within an archaeological site).

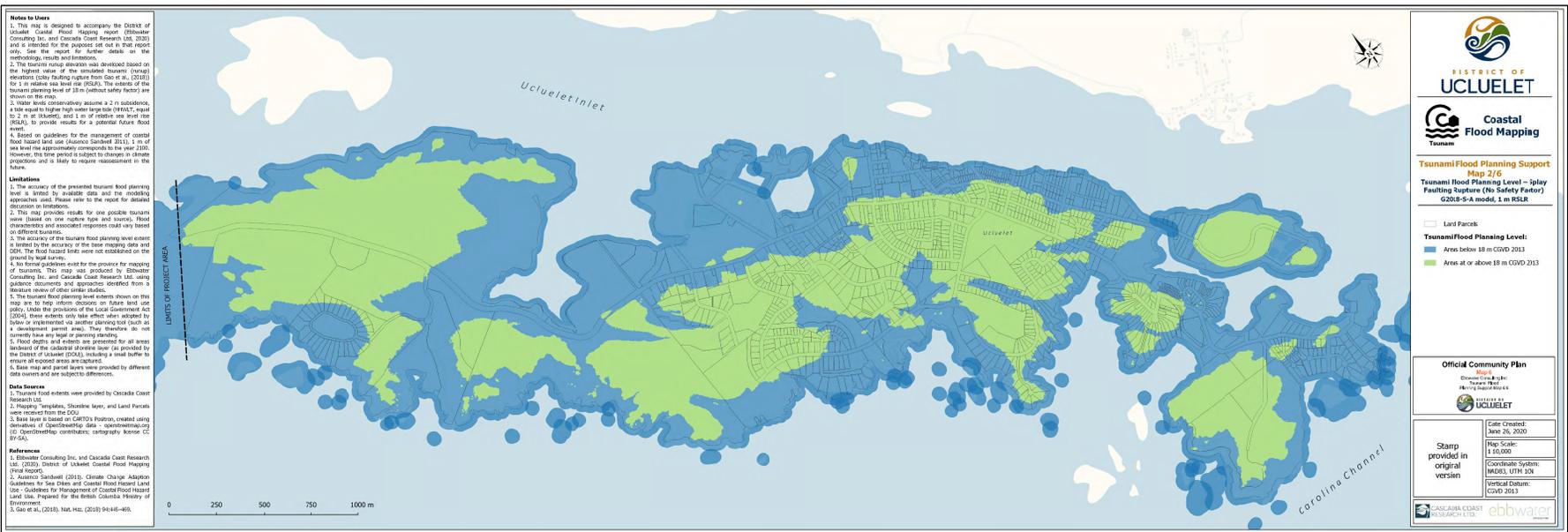
Archaeological sites locations are not identified in this plan due to their sensitive nature. However, areas shown here have significant potential to contain or have archaeological sites. We are committed to the heritage conservation act. For more information contact the BC Archaeology Branch.

Date: February 2, 2021  
 The information depicted is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information provided for individual properties. Should be undertaken by qualified professionals prior to development planning.









**Tsunami Flood Planning Support**  
**Map 2/6**  
**Tsunami Flood Planning Level – Iplay**  
**Faulting Supture (No Safety Factor)**  
 C2018-5-A model, 1 m RSLR

Land Parcel  
**Tsunami Flood Planning Level:**  
 Areas below 18 m CGVD 2013  
 Areas at or above 18 m CGVD 2013

**Official Community Plan**  
 Map 2/6  
 Coastal Flood  
 Planning Support  
 DISTRICT OF UCLUELET

Stamp provided in original version  
 Date Created: June 26, 2020  
 Map Scale: 1:10,000  
 Coordinate System: NAD83, UTM 10N  
 Vertical Datum: CGVD 2013



**Notes to Users**

1. This map is designed to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbelauer Consulting Inc. and Cascadia Coast Research Ltd. 2020) and is intended for the purposes set out in that report only. See the report for further details on the methodology, results and limitations.
2. The tsunami return elevation was developed based on the highest value of the simulated tsunami (tsunami) elevations (dry) faulting rupture from Geo et al., (2018) for a 1 m relative sea level rise (RSLR). The subset of the tsunami planning level of 18 m (without safety factor) are shown on this map.
3. Note that observations assume a 1 m subsidence, a rise equal to higher high water large tide (HHWLT), equal to 2 m at Ucluelet, and a rise of relative sea level rise (RSLR), to provide results for a potential future flood event.
4. Based on guidelines for the management of coastal flood hazard land use (Garrison Sandwell 2012), 1 m of sea level rise approximately corresponds to the year 2100; however, this time period is subject to changes in climate projections and is likely to require reassessment in the future.

**Limitations**

1. The accuracy of the presented tsunami flood planning level is limited by available data and the modeling approach used. Please refer to the report for detailed discussion on limitations.
2. This map provides results for one possible tsunami wave (based on one rupture type and asse), flood characteristics and associated response could vary based on different scenarios.
3. The accuracy of the tsunami flood planning level extent is limited by the accuracy of the base mapping data and CGM. The final hazard limits were not established on the ground by field surveys.
4. No formal guidelines exist for the province for mapping of tsunamis. This map was produced by Ebbelauer Consulting Inc. and Cascadia Coast Research Ltd. using guidance documents and approaches identified from a literature review of other similar studies.
5. The tsunami flood planning level extent shown on this map are to help inform decisions on future land use policy. Under the provisions of the Local Government Act (LGA), these extents only take effect when adopted by a development permit area. They therefore do not currently have any legal or planning standing.
6. Flood extent and depth are presented for all areas backwash of the coastal straitive lower (as provided by the Coast of Ucluelet 2012). Mapping is limited to ensure all exposed areas are captured.
7. Base map and parcel layers were provided to different data owners and are subject to differences.

**Data Source**

1. Tsunami flood extents were provided by Cascadia Coast Research Ltd.
2. Property boundaries, Shoreline Layer, and Land Parcels were provided from the DCL.
3. Base layer is based on CARTO's Position, created using information from Geographic Data - openstreetmap.org
4. OpenStreetMap contributors; cartography license CC BY-SA

**References**

1. Ebbelauer Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
2. Garrison Sandwell (2012). Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use. Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
3. Geo et al., (2018). Nat. Haz. (2018) 9:446–469.

**Legend**

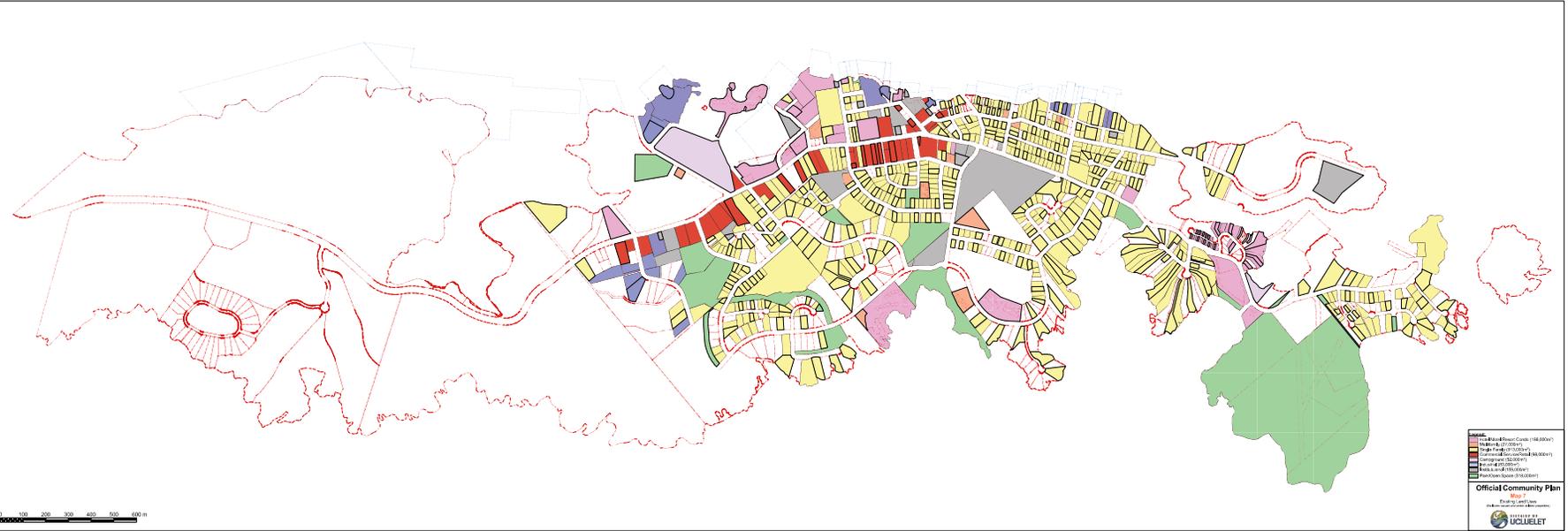
- Unincorporated Areas (18,000+)
- Unincorporated Areas (10,000-18,000)
- Unincorporated Areas (5,000-10,000)
- Unincorporated Areas (1,000-5,000)
- Unincorporated Areas (<1,000)
- Unincorporated Areas (<500)
- Unincorporated Areas (<250)
- Unincorporated Areas (<100)
- Unincorporated Areas (<50)
- Unincorporated Areas (<25)
- Unincorporated Areas (<10)
- Unincorporated Areas (<5)
- Unincorporated Areas (<2)
- Unincorporated Areas (<1)
- Unincorporated Areas (<0.5)
- Unincorporated Areas (<0.1)

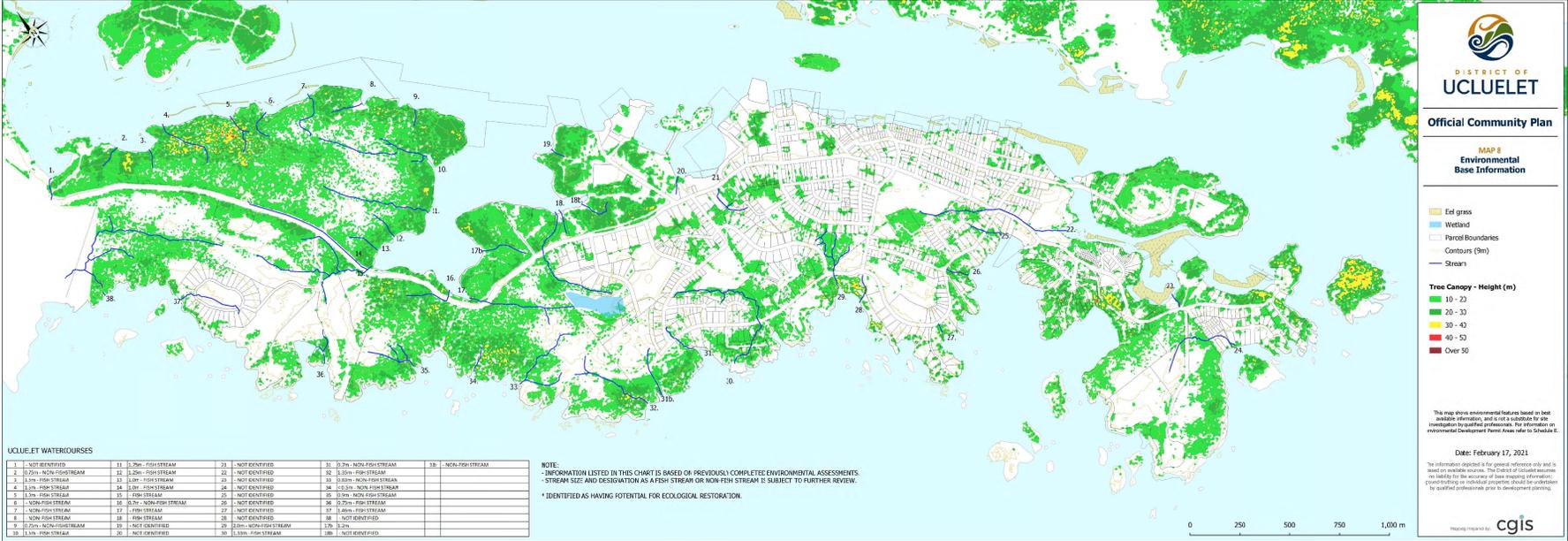
**Official Community Plan**

**Map 11**

Franklin and Union

PREPARED BY



**DISTRICT OF UCLUELET**

**Official Community Plan**

**MAP 8 Environmental Base Information**

■ Eel grass  
■ Wetland  
 Parcel Boundaries  
 Contours (9m)  
— Stream

**Tree Canopy - Height (m)**

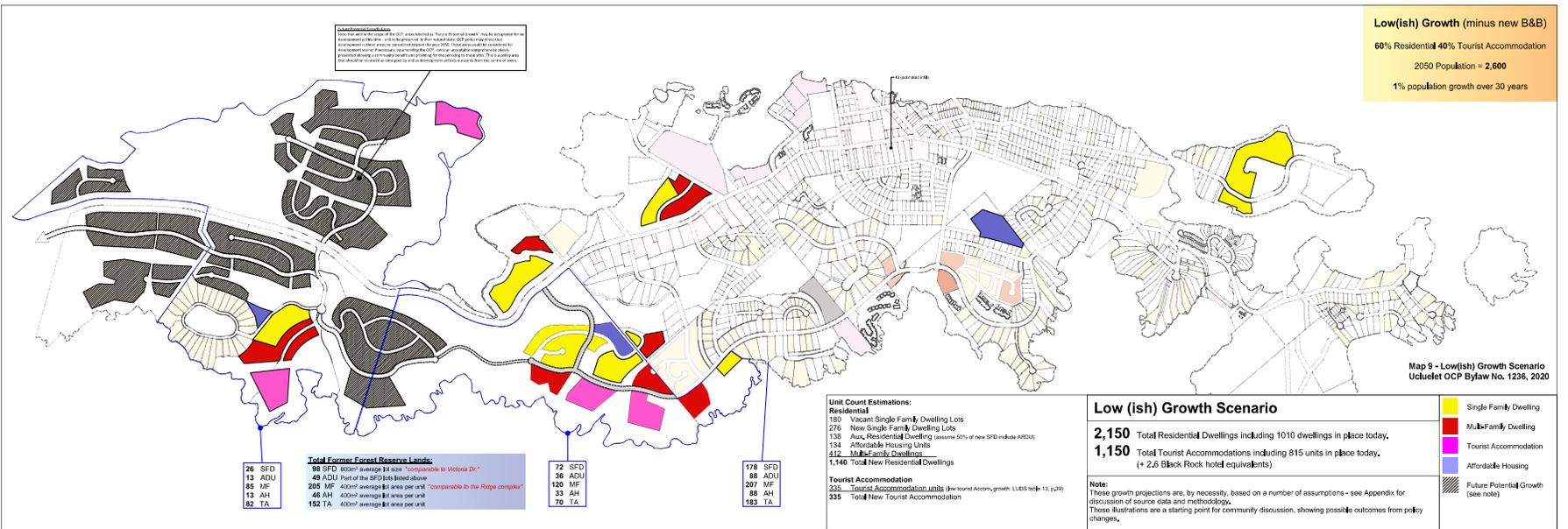
■ 10 - 23  
■ 20 - 33  
■ 30 - 43  
■ 40 - 53  
■ Over 50

This map shows environmental features based on best available information, and is not a substitute for site investigation by qualified professionals. For information on environmental Development Permit Areas refer to Schedule E.

Date: February 17, 2021

The information depicted is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information provided on individual properties should be undertaken by qualified professionals prior to development planning.

Map prepared by **cgis**



# Part Six: Implementation

## Implementation

As noted in Part 1, this OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

An Official Community Plan is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan.

The OCP sets out a road map for the community, to let everyone know where we're headed in the long term. The timing of individual actions and steps to implement any area of the OCP depend on future budget discussions, decisions and priorities of the community's elected Council.

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

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true "2020" vision:

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- incorporating the results of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- consideration of a floodplain bylaw to clarify expectations for flood construction levels;

- completion of the sewer master plan;
- completion of an integrated stormwater management plan;
- implementing asset management program;
- development of a community monitoring and reporting process

It is anticipated that the further work noted above could result in specific amendments to this OCP (e.g., adoption of new and updated mapping). The OCP is a living document and such amendments should be seen as a healthy function for an engaged community. It is generally recommended that a community review and update its OCP every five to ten years.

## Monitoring

Implementation and monitoring are critical elements to realizing the goals of an Official Community Plan over the duration of the plan.

A regular monitoring process will also benefit future updates to the OCP.

**Objective 6A** Ensure the OCP is implemented in a timely manner consistent with the goals, objectives and policies identified herein.

**Objective 6B** Monitor the plan and identify any shortcomings or amendments required to address community-endorsed changes or needs.

**Policy 6.1** Develop a process for monitoring and reporting progress on the OCP which dovetails with the excellent work of the Clayoquot Biosphere Trust in producing their regular Vital Signs report.

### Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2019 Climate Action Plan.

The District will track and report on the 2030 greenhouse gas emissions reduction target of 40% by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.

## Relationship to Other Plans

The OCP builds on and references a number of other plans. More detailed background, discussion and analysis can be found in these plans. The primary recommendations from these inform the policy statements adopted in this OCP.

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)
- Clean Energy for the Safe Harbour – District of Ucluelet 100% Renewable Energy Plan (2019)
- Community Climate Change Adaptation Plan (2020)

In turn, the direction set by the OCP influences a number of bylaws enacted by Council. Adoption of a new or updated OCP is a good catalyst for reviewing and if necessary updating regulatory bylaws of the municipality. This OCP may influence minor, or in some cases significant, amendments or replacement to bylaws such as:

- Annual Budget and 5-year Financial Plan
- Council Procedures Bylaw
- Zoning Bylaw
- Development Application Procedures Bylaw
- Development Cost Charges Bylaw
- Subdivision and Development Servicing Standards Bylaw

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

## Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP.

Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid visitor growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

This OCP incorporates, as a starting point, plans and policies directing a slower, lower approach to growth and development - appropriate to the current context in the west coast region. Map 9 shows the “Low(ish) Growth Scenario” analysis which informed the plan.

**Objective 6C** Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations, the Pacific Rim National Park Reserve and ACRD Electoral Area “C”.

**Policy 6.2** In consultation with neighbouring jurisdictions, develop and adopt a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

**Policy 6.3** In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

**Policy 6.4** Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

**Policy 6.5** Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.



## Development Permit (DP) Area Designations and Guidelines

### Authority

Section 488(1) of the *Local Government Act* allows local governments to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The **form and character** DPAs, the locations of which are identified on Schedule F, are:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family, Commercial & Mixed-Use (DPA IV)

The **environmental** DPAs, the locations of which are identified on Schedule E, are:

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

The **hazardous conditions** DPAs, the approximate locations of which are identified on Schedule G, are:

- Steep Slopes (DPA VIII)

### DPA General Guidelines

The following General Guidelines apply to DPAs:

**Guideline 1** Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.

**Guideline 2** On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

**Guideline 3** The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the *LGA*.

## Form and Character Development Permit Areas

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

Designation: the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to

control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

### Development Permit Area Exemptions

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit on a property where single-family dwelling is a principal permitted use under the property's designation in the zoning bylaw.
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;

3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that comply with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a building's whole façade, or additions to the front of a building would require a Development Permit.
6. an addition to a principal building, provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which complies with these design guidelines; and,

10. construction, building improvements or site improvements associated with an approved temporary use permit.

### General Guidelines applying to all Form and Character Development Permit Areas

All development applications need to meet the underlying objectives for the building design, landscape design, streetscape and signage (as applicable).

- F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;
- F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;
- F3. Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:
  - Easily identifiable building entrances;
  - Narrow commercial storefronts; and
  - Concentrating signage at pedestrian eye level.



F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;

F5. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;

F7. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- Architectural details and/or articulated façade;
- Graphic or artistic illustration;
- Placement of doors and/or windows; and



- Public seating and/or planters integrated into the façade.

F9. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;



F10. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

F11. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.



F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;

F13. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.



F14. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.



F15. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.

F16. As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;



- F17. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;
- F18. Carved or painted wooden signs and individual letters are encouraged;
- F19. Interior-lit plastic sign panels are not supported;
- F20. All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;
- F21. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;
- F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- a. Define the edges of outdoor space such as a café seating area;
- b. Signify a particular spot such as an entrance or gateway;
- c. Highlight pedestrian corridors;
- d. Delineate private and semi-private space from public space;
- e. Beautify a streetscape; and,
- f. Soften the transition of adjacent land uses.



F23. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;

- F24. Native trees and plants should be used where appropriate;
- F25. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects /British Columbia Nursery Trade Association landscape standards;
- F26. When laying out new parking areas, integrate vegetated bioswales to collect and filter stormwater;
- F27. Hardscape materials must be of a "non-skid" type and of durable quality;
- F28. Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;

- F29. Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
- F30. All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
- F31. When locating buildings allow space for the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk within vegetated corridors along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule 'C' Parks and Trails Network.
- F32. In order to preserve Ucluelet's dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground.



### Development Permit Area I (Village Square)

The Village Square Development Permit Area (DPA I) is established for the following purposes:

revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community's highest densities and built forms, yet is designed to respect public views and the community character.

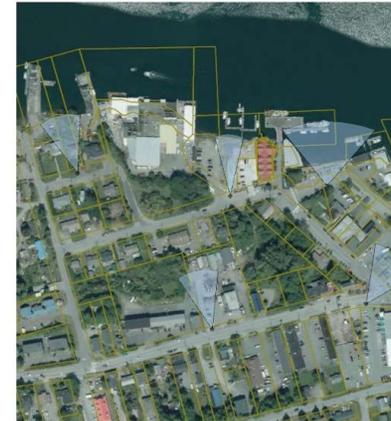
The objectives which justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community's core area. Ucluelet is designated a "resort municipality" under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and local attributes, much of which is characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community's history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail,

service and office development in the area, complemented by specific residential uses.

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:

- F.I.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.
- F.I.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;



*Figure DPA I.1 Important Views - Inlet*



F.I.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property

boundaries;

- F.I.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;
- F.I.5. Properties fronting Peninsula Road and Main Street must be designed to create an eclectic, inviting and pedestrian-friendly streetscape by carefully considering scale, massing and character;
- F.I.6. New buildings should be sited close (e.g. 0 to 1.5m) to the property line fronting the street, with parking located to the side or rear. Covered porches, canopies or awnings are encouraged.
- F.I.7. Some variation in the location of the building frontage relative to neighbouring buildings is encouraged, which will preserve the sense of informality and allow for the creation of useful outdoor areas facing the street.
- F.I.8. Zero setbacks from side property lines is supported to create a continuous pedestrian streetscape. Gaps between buildings are to be minimized; therefore, avoid

placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.I.9. The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street-oriented development, a series of alleys should lead to an internal system of courtyard and mews type developments with a mix of uses clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

#### Development Permit Area II (Peninsula Road)

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and related retail and commercial developments are natural draws for people. Ucluelet is in a strong position to capture the vitality of the waterfront by building welcoming places that evoke the character of coastal life.

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District's image, the form and character described above needs to translate to the area's architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water's edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community-led aspirations to achieve developments of high quality and character.

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

- F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;





Figure DPA II.1 Important Views - Small Craft Harbour

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;

### Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the image of Ucluelet;

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

- F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;
- F.III.2. Landscaped screening strips should be provided:
  - Along the property edge next to roadways;
  - Between parking areas, roadways and buildings;
  - Between different parking areas; and,
  - Between buildings and parking areas.
- F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;
- F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;
- F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.
- F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.

## Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

### Guidelines:

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

- F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;
- F.IV.2. Sloped roofs, rather than flat roofs, are preferred;
- F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, landscaping and physical design;
- F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry from the street. Excessive use of blank walls must be avoided;
- F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to 12m (39 feet) may be permitted;



- F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;
- F.IV.7. Where buildings are in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;
- F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;
- F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;
- F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.
- F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;
- F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical to maintaining the character of the

community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and,

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;



District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;

F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to

prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. Minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;

F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.IV.24. All waste bins must located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

## Environmental Development Permit Areas

Objective: to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

Designation: the following Development Permit Areas (DPAs), identified on Schedule E, Environmental Development Permit Areas map, are designated under section 488(1)(a) of the *Local Government Act* protection of the natural environment, its ecosystems and biological diversity):

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

Development Permit Area Guidelines specify the District's objectives and regulations for each area.

### General Guidelines Applicable to all Environmental DPAs:

- E1. For all land lying within an Environmental DP area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;
- E2. The QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment's BC Species and Ecosystems Explorer for the categories

"plants and animals" and "Ecological Communities" that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

- E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.
- E4. For all non-emergency circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:
- a. A site plan certified by a B.C. Land Surveyor that locates:
    - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
    - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
    - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
  - b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.

- E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.
- E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
- E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
- E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.
- E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

## Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building’s footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website [www.coastalisc.com/priority-invasive-plants](http://www.coastalisc.com/priority-invasive-plants).
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, as presenting an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.
8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:

- a. emergency actions for flood protection and erosion protection;
  - b. removal of hazard trees characterized by a Certified Arborist;
  - c. clearing of an obstruction from bridge, culvert or drainage flow;
  - d. bridge and safety fence repairs in accordance with the *Water Act*;
  - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
11. Activities permitted by the provincial government on provincial Crown lands.
12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
- a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
  - b. Do not entail structural stairs;
  - c. Entail no removal of streamside or shoreline vegetation;
  - d. Do not impair stream bank or shoreline stability;
  - e. Do not impact sensitive habitat;
  - f. Avoid wildlife corridors and nesting sites; and
  - g. Are specifically designed to discourage motorized vehicle use.

13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

## DPA V – Terrestrial Ecosystems (Mature Forest)

### Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E.

### Justification

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

### Guidelines

- E.V.1. Development should be planned to avoid intrusion into DPA V areas of the site and to minimize the impact of any activity on these areas.
- E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

## DPA VI - Stream and Riparian Areas Protection

### Category

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 488(1)(a) of the *LGA*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

- a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,
- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E. The latter is intended as a visual aid to help locate these areas. Within the Plan area, “stream” includes all named and unnamed watercourses, ponds, and wetlands.

### Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*; and
- Protecting water quality and quantity.

#### Guidelines

E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas of the site and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that would encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.

- E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
- a. The building is located within an existing landscaped area;
  - b. No native trees are removed; and
  - c. The area of the structure is not more than 10 m<sup>2</sup>.

## DPA VII – Marine Shoreline

### Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E.

### Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal

waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

### Guidelines

- E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must obtain a Development Permit, the application for which must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
- i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
  - ii. Retention or restoration of native vegetation and soils;
  - iii. Removal of invasive species;
  - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
  - v. Specification of any activities that may occur within the buffer areas; and
  - vi. Must state that the proposal is suitable for the area intended for development.
- E.VII.3. Land shall be retained in its natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel

outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.

- E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall not occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
- E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.
- E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a

Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.

- E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
- a. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
  - b. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
  - c. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
  - d. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
- E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
- E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
- E.VII.11. Parking areas should be equipped with oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.

- E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
- E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use, and only where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.

- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on or fronting any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

## DPA VIII– Natural Hazard Areas Protection (Steep Slopes)

### Category

In accordance with Section 488(1)(b) of the *LGA*, areas of steep slopes with an incline of 30 degrees or more are designated as DPA VIII, as shown on Schedule G.

### Justification

Ucluelet experiences significant rainfall and storm events; soils on steeper slopes carry a higher hazard of failure from the effects of runoff and erosion, once disturbed or exposed by development.

Steep slopes tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII.

#### Exemptions

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

##### In a steep slope area:

1. Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.
2. Erecting fencing;

##### For trees:

3. Cutting down dead trees provided that the stump and roots remain undisturbed;
4. Planting new trees;
5. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,
6. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a Certified Arborist provides a written opinion stating that the activity will not kill the tree.

##### Domestic yard maintenance, gardening and planting, including:

7. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

8. Removing any dead vegetation provided the root structure is not disturbed; and

9. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

#### Guidelines

- E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII areas and to minimize the impact of any activity on these areas.
- E.VIII.2. Prior to any development or alteration of land within DPA VIII areas, a development permit application must be issued that includes an assessment or report by a qualified, licensed professional engineer or other qualified professional addressing the following:
  - a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
  - b. Identify any hazards which may affect the safe development of the land including, but not limited to:
    - i. flooding;
    - ii. slopes with an incline of 30 degrees or more;
    - iii. subsidence; and
    - iv. ground water flows.
  - c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or

hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.

- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
  - e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
  - f. The applicant should consider the suitability of the land to accommodate the use intended.
  - g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.
- E.VIII.3. The professional's recommendations and the conclusion of the report should:
- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
  - b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property

damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";

- c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
  - d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
  - e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.
- E.VIII.4. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
- E.VIII.5. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.

E.VIII.6. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII areas, as recommended by a QEP.

A note on Flood Hazards:

This OCP bylaw does not designate Development Permit areas for protection from coastal flooding; the District has commissioned detailed flood risk mapping and exercises its ability to require professional assessment and certification of construction under section 56 of the *Community Charter*. Map 4 shows minimum Flood Construction Levels for detailed reaches of the shoreline of the Ucluth Peninsula.

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for people and permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury

and trauma associated with flooding events. Maps 5 and 6 show Tsunami Flood Vulnerability and Tsunami Flood Planning areas.

It is District policy that it is in the public interest for new subdivisions and developments to be planned to avoid areas of potential flood risk. Many of these areas are also of great habitat value and natural beauty, and have been incorporated into the potential future parks and open spaces shown on Schedules A and C.

## Enforcement

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

## Ticketing

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.

# Part Seven: Appendices

### Boilerplate (required content, legislation)

The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan for the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

the natural environment, its ecosystems and biological diversity.

An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

### Development Approval Information

Pursuant to the establishment of a Development Approval Information Area (DAIA) bylaw, the entire area of the District of Ucluelet covered by this Official Community Plan is designated as a development approval information area under the authority of Section 485 (1) (b) of the *Local Government Act*.

Development approval information will be required for:

- Zoning Bylaw amendments;
- Temporary Use Permits, and;
- Development Permits.

The information provided in a Development Approval Information (DAI) report will help ensure that future development considers potential impacts to transportation and parking, municipal servicing infrastructure, public facilities including schools and parks, community services, archaeological and cultural matters, natural ecosystems, climate change and other issues. The District's DAIA bylaw will establish the information required, procedures to be followed in the application process, and in what circumstances a DAI impact report is necessary to address items including:

- Terms of reference for DAI reports;

- Qualifications for personnel providing impact reports;
- Timing;
- Response options to inadequate reports;
- Peer review;
- Presentation of reports to Council; and
- Use and publication of the report.

### Planning Process

The Village of Ucluelet was incorporated in 1952 and became as District Municipality in 1997. The community adopted its first Official Community Plan (OCP) bylaw in 1971. The history of OCP's in Ucluelet is as follows:

- OCP Bylaw No. 235 (1971)
- OCP Bylaw No. 407 (1981)
- OCP Bylaw No. 498 (1988)
- OCP Bylaw No. 772 (1998)
- OCP Bylaw No. 900 (2004)
- OCP Bylaw No. 1140 (2011)

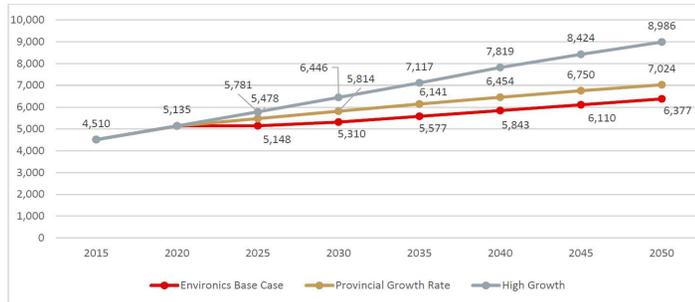
A review of the Ucluelet OCP bylaw was initiated by Council in 2016.

From 2016 through 2018 the District, along with students and faculty from Vancouver Island University's (VIU) Master of Community Planning program, collected community opinions on the OCP and the broad range of issues of interest to the community. A series of public engagement activities and events were held during this time, including "planning on the streets" events, pop-up planning workshops, stakeholder workshops with community groups and classes from the local schools. A three-



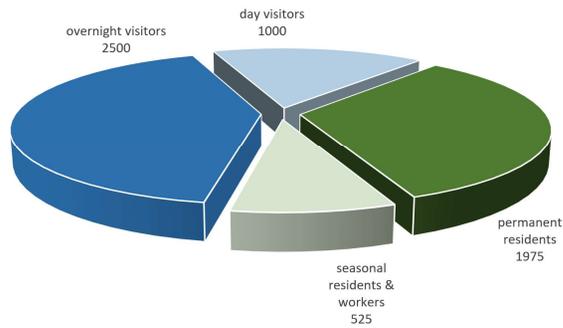
Population Projections (low, medium and high growth projections):

Figure 2: Estimated and Projected Population, West Coast Region, 2015 – 2050



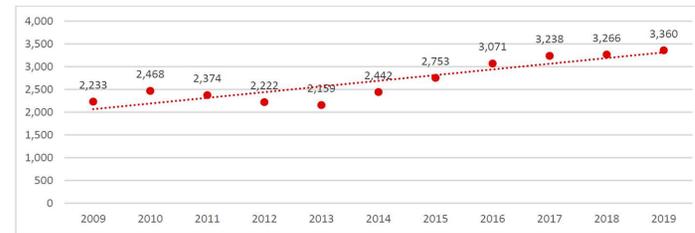
Source: Enviro-nics, 2020, BC Stats, and custom projections

Ucluelet peak population: July / August  
(approx. 6,000 total)



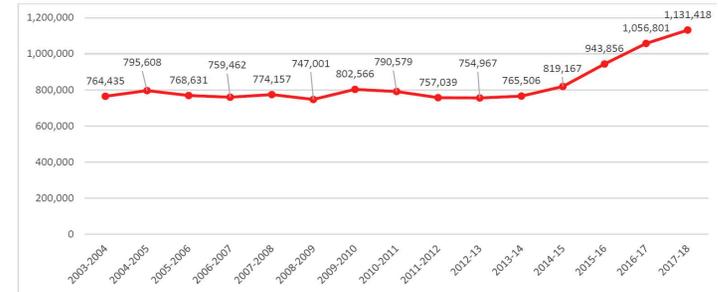
Annual visitors

Figure 7: Average Annual Daily Traffic on Tofino-Ucluelet Hwy South of Ucluelet Junction, 2009 – 2019



Source: Ministry of Transportation and Infrastructure, 2020

Figure 14: Visitors, Pacific Rim National Park Reserve (Long Beach), 2003 – 2018



Source: Parks Canada, 2019

## Definitions

**“Bylaw Enforcement Officer”**: means the Chief Administrative Officer of the District of Ucluelet and her or his designate.

**“Development” includes:**

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, and bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

**“Qualified Environmental Professional” (QEP)**: means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- 1) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under the association’s code of ethics and subject to disciplinary action by that association;
- 2) the individual is acting within that individual’s area of expertise; and,
- 3) the individual is acceptable to the District of Ucluelet.

With respect to item 2), above:

a) for Riparian Development Permit Areas: the individual’s area of expertise is recognized in the BC Riparian Areas Regulation assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal;

b) for Marine Shoreline Development Permit Areas, coastal and shoreline erosion aspects: a coastal geomorphologist, or a marine or metocean engineer with experience in coastal zone engineering; other professionals with experience in coastal processes and soft shore restorations may be considered on a case-by-case basis.

c) for Hazardous Conditions Development Permit Areas: a professional engineer with experience in geotechnical and slope stability engineering, or in flood protection design as the project may warrant.

Per the *Riparian Areas Protection Regulation* BC Reg 178/2019, s 21, a QEP may be:

- (i) an agrologist;
- (ii) an applied technologist or technician;
- (iii) a professional biologist;
- (iv) a professional engineer;
- (v) a professional forester;
- (vi) a professional geoscientist;
- (vi.1) a registered biology technologist;
- (vii) a registered forest technologist,

**Stream**: means the same as defined under the *Riparian Areas Protection Regulation*.

## United Nations Declaration on the Rights of Indigenous Peoples

(Resolution adopted by the General Assembly on 13 September 2007)<sup>1</sup>

*The General Assembly,*

*Guided* by the purposes and principles of the Charter of the United Nations, and good faith in the fulfilment of the obligations assumed by States in accordance with the Charter,

*Affirming* that indigenous peoples are equal to all other peoples, while recognizing the right of all peoples to be different, to consider themselves different, and to be respected as such,

*Affirming* also that all peoples contribute to the diversity and richness of civilizations and cultures, which constitute the common heritage of humankind,

*Affirming* further that all doctrines, policies and practices based on or advocating superiority of peoples or individuals on the basis of national origin or racial, religious, ethnic or cultural differences are racist, scientifically false, legally invalid, morally condemnable and socially unjust,

*Reaffirming* that indigenous peoples, in the exercise of their rights, should be free from discrimination of any kind,

*Concerned* that indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources, thus

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<sup>1</sup> See Official Records of the General Assembly, Sixty-first Session, Supplement No. 53 (A/61/53), part one, chap. II, sect. A.

preventing them from exercising, in particular, their right to development in accordance with their own needs and interests,

*Recognizing* the urgent need to respect and promote the inherent rights of indigenous peoples which derive from their political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies, especially their rights to their lands, territories and resources,

*Recognizing* also the urgent need to respect and promote the rights of indigenous peoples affirmed in treaties, agreements and other constructive arrangements with States,

*Welcoming* the fact that indigenous peoples are organizing themselves for political, economic, social and cultural enhancement and in order to bring to an end all forms of discrimination and oppression wherever they occur,

*Convinced* that control by indigenous peoples over developments affecting them and their lands, territories and resources will enable them to maintain and strengthen their institutions, cultures and traditions, and to promote their development in accordance with their aspirations and needs,

*Recognizing* that respect for indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment,

*Emphasizing* the contribution of the demilitarization of the lands and territories of indigenous peoples to peace, economic and social progress and development, understanding and friendly relations among nations and peoples of the world,

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<sup>2</sup> See resolution 2200 A (XXI), annex.

*Recognizing* in particular the right of indigenous families and communities to retain shared responsibility for the upbringing, training, education and well-being of their children, consistent with the rights of the child,

*Considering* that the rights affirmed in treaties, agreements and other constructive arrangements between States and indigenous peoples are, in some situations, matters of international concern, interest, responsibility and character,

*Considering* also that treaties, agreements and other constructive arrangements, and the relationship they represent, are the basis for a strengthened partnership between indigenous peoples and States,

*Acknowledging* that the Charter of the United Nations, the International Covenant on Economic, Social and Cultural Rights<sup>2</sup> and the International Covenant on Civil and Political Rights, as well as the Vienna Declaration and Programme of Action,<sup>3</sup> affirm the fundamental importance of the right to self-determination of all peoples, by virtue of which they freely determine their political status and freely pursue their economic, social and cultural development,

*Bearing* in mind that nothing in this Declaration may be used to deny any peoples their right to self-determination, exercised in conformity with international law,

*Convinced* that the recognition of the rights of indigenous peoples in this Declaration will enhance harmonious and cooperative relations between the State and indigenous peoples,

<sup>3</sup> A/CONF.157/24 (Part I), chap. III.

based on principles of justice, democracy, respect for human rights, non-discrimination and good faith,

*Encouraging* States to comply with and effectively implement all their obligations as they apply to indigenous peoples under international instruments, in particular those related to human rights, in consultation and cooperation with the peoples concerned,

*Emphasizing* that the United Nations has an important and continuing role to play in promoting and protecting the rights of indigenous peoples,

*Believing* that this Declaration is a further important step forward for the recognition, promotion and protection of the rights and freedoms of indigenous peoples and in the development of relevant activities of the United Nations system in this field,

*Recognizing and reaffirming* that indigenous individuals are entitled without discrimination to all human rights recognized in international law, and that indigenous peoples possess collective rights which are indispensable for their existence, well-being and integral development as peoples,

*Recognizing* that the situation of indigenous peoples varies from region to region and from country to country and that the significance of national and regional particularities and various historical and cultural backgrounds should be taken into consideration,

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<sup>4</sup> Resolution 217 A (III).

*Solemnly proclaims* the following United Nations Declaration on the Rights of Indigenous Peoples as a standard of achievement to be pursued in a spirit of partnership and mutual respect:

#### *Article 1*

Indigenous peoples have the right to the full enjoyment, as a collective or as individuals, of all human rights and fundamental freedoms as recognized in the Charter of the United Nations, the Universal Declaration of Human Rights<sup>4</sup> and international human rights law.

#### *Article 2*

Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

#### *Article 3*

Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.

#### *Article 4*

Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating

to their internal and local affairs, as well as ways and means for financing their autonomous functions.

*Article 5*

Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

*Article 6*

Every indigenous individual has the right to a nationality.

*Article 7*

1. Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.
2. Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

*Article 8*

1. Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture.
2. States shall provide effective mechanisms for prevention of, and redress for:
  - (a) Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;

(b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;

(c) Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;

(d) Any form of forced assimilation or integration;

(e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

*Article 9*

Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. No discrimination of any kind may arise from the exercise of such a right.

*Article 10*

Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

*Article 11*

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.

2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

*Article 12*

1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.

2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

*Article 13*

1. Indigenous peoples have the right to revitalize, use, develop and transmit to future generations their histories, languages, oral traditions, philosophies, writing systems and literatures, and to designate and retain their own names for communities, places and persons.

2. States shall take effective measures to ensure that this right is protected and also to ensure that indigenous peoples can understand and be understood in political, legal and administrative proceedings, where necessary through the provision of interpretation or by other appropriate means.

*Article 14*

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.

2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the State without discrimination.

3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

*Article 15*

1. Indigenous peoples have the right to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information.

2. States shall take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society.

*Article 16*

1. Indigenous peoples have the right to establish their own media in their own languages and to have access to all forms of non-indigenous media without discrimination.

2. States shall take effective measures to ensure that State-owned media duly reflect indigenous cultural diversity. States, without prejudice to ensuring full freedom of expression, should encourage privately owned media to adequately reflect indigenous cultural diversity.

*Article 17*

1. Indigenous individuals and peoples have the right to enjoy fully all rights established under applicable international and domestic labour law.

2. States shall in consultation and cooperation with indigenous peoples take specific measures to protect indigenous children from economic exploitation and from performing any work that is likely to be hazardous or to interfere with the child's education, or to be harmful to the child's health or physical, mental, spiritual, moral or social development, taking into account their special vulnerability and the importance of education for their empowerment.

3. Indigenous individuals have the right not to be subjected to any discriminatory conditions of labour and, inter alia, employment or salary.

*Article 18*

Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

*Article 19*

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.

*Article 20*

1. Indigenous peoples have the right to maintain and develop their political, economic and social systems or institutions, to be secure in the enjoyment of their own means of subsistence and development, and to engage freely in all their traditional and other economic activities.

2. Indigenous peoples deprived of their means of subsistence and development are entitled to just and fair redress.

*Article 21*

1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.

2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.

*Article 22*

1. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities in the implementation of this Declaration.
2. States shall take measures, in conjunction with indigenous peoples, to ensure that indigenous women and children enjoy the full protection and guarantees against all forms of violence and discrimination.

*Article 23*

Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

*Article 24*

1. Indigenous peoples have the right to their traditional medicines and to maintain their health practices, including the conservation of their vital medicinal plants, animals and minerals. Indigenous individuals also have the right to access, without any discrimination, to all social and health services.
2. Indigenous individuals have an equal right to the enjoyment of the highest attainable standard of physical and mental health. States shall take the necessary steps with a view to achieving progressively the full realization of this right.

*Article 25*

Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

*Article 26*

1. Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.
2. Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
3. States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

*Article 27*

States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

*Article 28*

1. Indigenous peoples have the right to redress, by means that can include restitution or, when this is not possible, just, fair and equitable compensation, for the lands, territories and resources which they have traditionally owned or otherwise occupied or used, and which have been confiscated, taken, occupied, used or damaged without their free, prior and informed consent.
2. Unless otherwise freely agreed upon by the peoples concerned, compensation shall take the form of lands, territories and resources equal in quality, size and legal status or of monetary compensation or other appropriate redress.

*Article 29*

1. Indigenous peoples have the right to the conservation and protection of the environment and the productive capacity of their lands or territories and resources. States shall establish and implement assistance programmes for indigenous peoples for such conservation and protection, without discrimination.
2. States shall take effective measures to ensure that no storage or disposal of hazardous materials shall take place in the lands or territories of indigenous peoples without their free, prior and informed consent.
3. States shall also take effective measures to ensure, as needed, that programmes for monitoring, maintaining and restoring the health of indigenous peoples, as developed and implemented by the peoples affected by such materials, are duly implemented.

*Article 30*

1. Military activities shall not take place in the lands or territories of indigenous peoples, unless justified by a relevant public interest or otherwise freely agreed with or requested by the indigenous peoples concerned.
2. States shall undertake effective consultations with the indigenous peoples concerned, through appropriate procedures and in particular through their representative institutions, prior to using their lands or territories for military activities.

*Article 31*

1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.
2. In conjunction with indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

*Article 32*

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.
2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative

institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

3. States shall provide effective mechanisms for just and fair redress for any such activities, and appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

*Article 33*

1. Indigenous peoples have the right to determine their own identity or membership in accordance with their customs and traditions. This does not impair the right of indigenous individuals to obtain citizenship of the States in which they live.

2. Indigenous peoples have the right to determine the structures and to select the membership of their institutions in accordance with their own procedures.

*Article 34*

Indigenous peoples have the right to promote, develop and maintain their institutional structures and their distinctive customs, spirituality, traditions, procedures, practices and, in the cases where they exist, juridical systems or customs, in accordance with international human rights standards.

*Article 35*

Indigenous peoples have the right to determine the responsibilities of individuals to their communities.

*Article 36*

1. Indigenous peoples, in particular those divided by international borders, have the right to maintain and develop contacts, relations and cooperation, including activities for spiritual, cultural, political, economic and social purposes, with their own members as well as other peoples across borders.

2. States, in consultation and cooperation with indigenous peoples, shall take effective measures to facilitate the exercise and ensure the implementation of this right.

*Article 37*

1. Indigenous peoples have the right to the recognition, observance and enforcement of treaties, agreements and other constructive arrangements concluded with States or their successors and to have States honour and respect such treaties, agreements and other constructive arrangements.

2. Nothing in this Declaration may be interpreted as diminishing or eliminating the rights of indigenous peoples contained in treaties, agreements and other constructive arrangements.

*Article 38*

States in consultation and cooperation with indigenous peoples, shall take the appropriate measures, including legislative measures, to achieve the ends of this Declaration.

*Article 39*

Indigenous peoples have the right to have access to financial and technical assistance from States and through international cooperation, for the enjoyment of the rights contained in this Declaration.

*Article 40*

Indigenous peoples have the right to access to and prompt decision through just and fair procedures for the resolution of conflicts and disputes with States or other parties, as well as to effective remedies for all infringements of their individual and collective rights. Such a decision shall give due consideration to the customs, traditions, rules and legal systems of the indigenous peoples concerned and international human rights.

*Article 41*

The organs and specialized agencies of the United Nations system and other intergovernmental organizations shall contribute to the full realization of the provisions of this Declaration through the mobilization, inter alia, of financial cooperation and technical assistance. Ways and means of ensuring participation of indigenous peoples on issues affecting them shall be established.

*Article 42*

The United Nations, its bodies, including the Permanent Forum on Indigenous Issues, and specialized agencies, including at the country level, and States shall promote respect for and full application of the provisions of this Declaration and follow up the effectiveness of this Declaration.

*Article 43*

The rights recognized herein constitute the minimum standards for the survival, dignity and well-being of the indigenous peoples of the world.

*Article 44*

All the rights and freedoms recognized herein are equally guaranteed to male and female indigenous individuals.

*Article 45*

Nothing in this Declaration may be construed as diminishing or extinguishing the rights indigenous peoples have now or may acquire in the future.

*Article 46*

1. Nothing in this Declaration may be interpreted as implying for any State, people, group or person any right to engage in any activity or to perform any act contrary to the Charter of the United Nations or construed as authorizing or encouraging any action which would dismember or impair, totally or in part, the territorial integrity or political unity of sovereign and independent States.

2. In the exercise of the rights enunciated in the present Declaration, human rights and fundamental freedoms of all shall be respected. The exercise of the rights set forth in this Declaration shall be subject only to such limitations as are determined by law and in accordance with international human rights obligations. Any such limitations shall be non-discriminatory and strictly necessary solely for the purpose of securing due recognition and respect for the rights and freedoms of others and for meeting the just and most compelling requirements of a democratic society.

3. The provisions set forth in this Declaration shall be interpreted in accordance with the principles of justice, democracy, respect for human rights, equality, non-discrimination, good governance and good faith.

## Credits

Community profile data (p. 126) compiled by Urban Systems Ltd. for the *West Coast Land Use Demand Study* (2020)

All photographs by Russel Roper (© Ropervision) except:

Photos pages 36, 37, 47, 48, 62, 71, 79 & 80 by DoU staff

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SkyCouch photo (p. 74) by Ian Riddick

Images within DP Guidelines are from various sources, including the 2011 Ucluelet OCP.

Thank you! ̄eekoo!

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## REPORT TO COUNCIL

Council Meeting: December 14, 2021  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING      **FILE NO:** 6480-20-2020 OCP

**SUBJECT: UCLUELET OFFICIAL COMMUNITY PLAN BYLAW NO. 1236, 2020      REPORT NO:** 21-181

**ATTACHMENT(S):** APPENDIX A – HIGHLIGHTED EDITS TO DRAFT OCP BYLAW NO. 1236, 2020  
APPENDIX B – LOW(ISH) GROWTH SCENARIO  
APPENDIX C - UCLUELET OCP BYLAW NO. 1236, 2020, DRAFT 7.3

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### RECOMMENDATION(S):

That Council, with regard to Ucluelet Official Community Plan Bylaw No. 1236, 2020:

1. rescind second reading of the bylaw;
2. amend the bylaw to incorporate the edits as presented in draft 7.3 as described in the staff report dated December 14, 2021;
3. give the bylaw second reading as amended; and,
4. refer the bylaw to a public hearing.

### BACKGROUND:

At the November 23, 2021, Committee-of-the-Whole meeting, Council received a presentation on growth projections and Official Community Plan (OCP) policy options.

Following public discussion and input, Council provided comments on potential edits to the draft OCP. Support was indicated for a low- to medium-growth scenario. A "Low(ish) Growth Scenario" was then developed (see **Appendix "B"**).

Staff have subsequently made edits to the draft OCP document. The additions and changes are highlighted in **Appendix "A"**. The complete updated draft OCP version 7.3 is found in **Appendix "C"**.

### ANALYSIS OF OPTIONS

- The Schedule "A" Long-Range Land Use Plan has been updated to reflect the growth scenario found in Appendix "B". This would reduce the area designated for development within the plan, showing some areas as "Areas for Potential Future Growth". Policy addressing these designated areas has been added to the document of the OCP, as highlighted in Appendix "A".

- Some areas previously designated for tourist commercial (e.g., campground) uses have been shifted to show multi-family and single-family housing designations, following discussion with the landowner. An area previously designated as single-family residential is now shown as mixed-use light industrial, intended to encourage housing above light industrial uses (see Appendix “A”).
- A new policy section on Areas of Potential Future Growth has been added (see Page 76).
- Collectively, the changes shown in the draft plan align with the low(ish) growth scenario. This scenario is compared to the others presented at the November 23, 2021, Committee-of-the-Whole meeting in the following table:

	2050 permanent population	annual growth rate over 30 yrs	Housing: Tourist ratio	new serviced land area (hectares)	new infrastructure costs	policy changes
buildout existing	2250	0.4%	46:54	8	\$12 million	limited expansion of services
low growth	2400	0.7%	60:40	26	\$24 million	* limit development of new tourist accommodation * focus on development of new residential supply on limited lands
low(ish) growth	2600	1%	60:40	26		* modest development of new tourist accommodation * priority on developing new housing to suit residents * designate areas outside plan for potential future development
medium growth	3100	1.8%	60:40	34	\$35 million	* expediate development of the right kinds of new residential units * incentives for non-market housing
high growth	4900	5%	60:40	88	\$78 million	none: carry on expanding within municipal boundaries

- A policy statement that, “As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households” has been added to policy 3.134 (see page 68).
- A pie chart showing the approximate peak population in town - including summer visitors, seasonal residents and seasonal employees - has been added to the section on demographics and population projections (see page 126). Ucluelet has a permanent population of approximately 1,975 residents but a summer peak population of roughly 6,000.
- Staff noted that including the Development Approval Information Area designation at this time would avoid needing to amend the OCP at a later date (i.e., when the details of a Development Approval Information regulatory bylaw is brought forward for consideration by Council). In the “boilerplate” section of the OCP appendices (see page 124), a section has been added designating the lands within the municipality as a Development Approval Information Area. This designation will enable, as a follow-up to adoption of the OCP, for Council to consider enacting a Development Approval Information bylaw. Such bylaws work in conjunction with Development Application Procedures bylaws to clarify the process and information requirements for various land development applications (rezoning, Development Permits, etc.).
- A statement has been added to the section on regional context (see page 93) referencing the lower, slower approach to growth and development being taken by Ucluelet at this time.

After incorporating these changes, Staff recommend that Council consider advancing the OCP bylaw to another public hearing, which could be held in January.

<b>A</b>	That Council rescind second reading of Ucluelet Official Community Plan (OCP) Bylaw No. 1236, 2020, to amend the draft OCP to incorporate the edits as presented, and then give the bylaw second reading as amended and refer the bylaw to a public hearing.	<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>• Incorporating the edits in draft 7.3 of the OCP would clarify the community position on the location and pace of growth, and place emphasis on encouraging development of needed forms of housing.</li> <li>• Proceeding to a public hearing in the new year would provide an opportunity for comment from members of the public and any interested external agencies.</li> <li>• Adopting an updated OCP early in the new year would provide direction for initiating a number of follow-up actions to the OCP.</li> </ul>
		<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>• Proceeding to a public hearing would provide less time for external agencies to review and comment on the revised draft OCP: however, the draft has been referred to these agencies previously and most of the content of the plan remains the same.</li> </ul>
		<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>• Notification and scheduling of another public hearing will be necessary once changes are made to the draft OCP.</li> </ul>
<b>B</b>	That Council, after amending and giving second reading to the OCP bylaw, refer the OCP to external agencies again for a period of 60 days, before referring the bylaw to a public hearing.	<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>• This option would include specific referral of the revised draft OCP to neighbouring jurisdictions and agencies and provide for a period of review and comment.</li> </ul>
		<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>• This option would extend the timeline for the OCP update project. Under this option, an updated OCP could still be adopted later in the spring.</li> </ul>
		<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>• Council may consider the degree of interest in neighbouring jurisdictions and agencies, and gauge the degree of appropriate referral.</li> </ul>

<b>C</b>		<b><u>Suggested Motion</u></b>	That Council, with regard to Ucluelet Official Community Plan Bylaw No. 1236, 2020: <ol style="list-style-type: none"> <li>1. rescind second reading of the bylaw;</li> <li>2. amend the bylaw to incorporate the edits as presented in draft 7.3 as described in the staff report dated December 14, 2021;</li> <li>3. give the bylaw second reading as amended; and,</li> <li>4. refer the bylaw to external agencies for comment for a period of 60 days.</li> </ol>	
	That Council provide alternative direction on the content and/or process for updating the OCP bylaw.		<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>• The OCP is the community's plan; if there are other changes that Council feels would better reflect the desired community direction then those changes can and should be included before proceeding further with the bylaw.</li> </ul>
			<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>• A number of actions will follow adoption of a new OCP; the timing of those will be set back if the OCP update process is extended.</li> </ul>
			<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>• Following Council direction, an updated draft could be presented in January for further consideration, before proceeding with next steps.</li> </ul>
			<b><u>Suggested Motion</u></b>	That Council, with regard to Ucluelet Official Community Plan Bylaw No. 1236, 2020: <ol style="list-style-type: none"> <li>1. rescind second reading of the bylaw;</li> <li>2. amend the bylaw to _____;</li> <li>3. give the bylaw second reading as amended; and,</li> <li>4. direct staff to _____.</li> </ol>

**POLICY OR LEGISLATIVE IMPACTS:**

- Assuming some edits are incorporated into the draft OCP – as previously directed by Council - the bylaw will need to be referred to another public hearing.
- The OCP has been referred previously to external agencies. Comments received from those referrals did not focus specifically on growth management or development issues. If the edits to the OCP are as proposed in this report, it is unlikely that a second referral with extended opportunity to comment would provide substantially different input. If the bylaw is amended and referred to another public hearing, those external agencies could be specifically contacted as part of the public hearing notification, with the notice highlighting the changes to the draft since it was last referred.

**NEXT STEPS**

- Following second reading, the bylaw should be referred to a public hearing.
- Subject to public comment at the public hearing, Council could direct that further changes be made to the OCP.
- After a public hearing has been held, Council could then consider third reading and adoption of the OCP bylaw.

**Respectfully submitted:** Bruce Greig, Director of Community Planning  
Duane Lawrence, Chief Administration Officer

The following pages illustrate changes to the draft OCP that are incorporated in version 7.3. Additions to policy areas or changes to Schedules are highlighted.

Note that changes to the Schedule 'A' Long-Range land Use Plan in version 7.3 necessitated some adjustments to Schedules 'B', 'C', and 'D' to match.

The following text has been added to Policy 3.91 clarifying the potential for housing above light-industrial uses in new mixed-use light industrial areas:

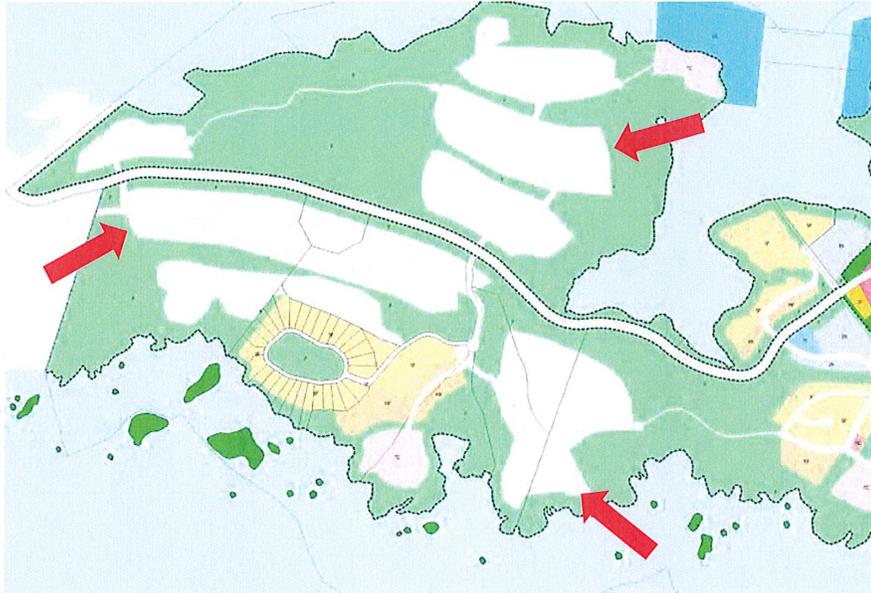
<p><b>Industrial Policies:</b></p> <p><b>Policy 3.85</b> Support the protection of the District's industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.</p> <p><b>Policy 3.86</b> Encourage industrial uses that will achieve higher employment and land use densities.</p> <p><b>Policy 3.87</b> Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.</p> <p><b>Policy 3.88</b> Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.</p> <p><b>Policy 3.89</b> Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).</p> <p><b>Policy 3.90</b> Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.</p> <p>Given the site's unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.</p> <p><b>Policy 3.91</b> Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the</p>	<p>CD-1 ("Eco-Industrial Park") Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. Explore the inclusion of live/work light industrial uses within this area, particularly on new lands with light industrial designation to the north of Forbes Road and off Minato Road.</p> <p><b>Policy 3.92</b> Continue to recognise the importance of the harbour to the Ucluelet's economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).</p> <p><b>Policy 3.93</b> Support the creation of more detailed plan for Ucluelet's Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.</p> <p><b>Policy 3.94</b> Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.</p> <p><b>Policy 3.95</b> Support the fish plant and supporting industry located within the Village Square designation.</p> <p><b>Policy 3.96</b> Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.</p> <p><b>Policy 3.97</b> Support the expansion of the District's industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.</p>
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An area on Minato Road, formerly designated on Schedule 'A' for single-family residential, has been added to the Light Industrial designation:



In the same Minato Road vicinity, note that land previously proposed for campground use and designated on Schedule 'A' as Tourist Commercial has been changed to a mix of Single Family and Multi-Family Residential. Two areas to the west of Marine Drive previously designated for Tourist Commercial are now shown as Multi-Family Residential. These changes are part of balancing modest growth of tourist accommodation with adequate opportunities for new housing.

These areas of the former Forest Reserve lands are now designated as “Areas of Potential Future Growth”:



The following new policy clarifies the areas designated as Potential Future Growth beyond this OCP:

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.177** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas; integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.178** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

#### Areas of Potential Future Growth

Development of lands designated as "Areas of Potential Future Growth" on Schedule "A" is considered beyond the scope of this plan, i.e., beyond the current capacity of municipal services and/or beyond the year 2050. Amending the OCP to permit earlier development would require a comprehensive plan demonstrating the social, economic and environmental case for servicing and developing those areas.

These areas have zoning designations previously applied, and an OCP designation does not affect that zoning. However, the intent of this designation is for these areas to be left in a natural state until comprehensive plans have been accepted for the intended uses, with timing to be determined.

**Policy 3.179** It is not in the public interest to extend services or approve subdivisions that would create new parcels within areas designated as "Areas of Potential Future Growth" on Schedule "A".

As discussed in Committee-of-the-Whole and indicated by Council, the following policy target has been added to inform future decision on new development applications:

<p>community care, shelter, supportive and/or affordable housing uses;</p> <ul style="list-style-type: none"> <li>I. explore the use of the new rental zoning powers proposed in Bill 23</li> <li>J. explore the use of Development Cost Charges for affordable housing</li> <li>K. develop a municipal Affordable Housing Strategy – Identifying the best focus of municipal resources when addressing housing issues</li> <li>L. develop a District land and development strategy and explore the options for an ongoing affordable housing program</li> </ul> <p>It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.</p>  <p><b>Affordable Housing Policies:</b>  <b>Policy 3.132</b> Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,</p>	<p>seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.</p> <p><b>Policy 3.133</b> Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.</p> <p><b>Policy 3.134</b> Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments. <b>As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.</b></p> <p><b>Policy 3.135</b> Permit secondary suites in single-family dwellings with sufficient off-street parking.</p> <p><b>Policy 3.136</b> Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.</p> <p><b>Policy 3.137</b> Encourage alternative housing options, including small lot subdivisions.</p> <p><b>Policy 3.138</b> Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.</p> <p><b>Policy 3.139</b> Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.</p> <p><b>Policy 3.140</b> Encourage land use and building design which results in liveable but smaller, more affordable housing units.</p>
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These changes in growth policy are noted in the following section on regional context:

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

### Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP. Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid visitor growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the "critical mass" that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

This OCP incorporates, as a starting point, plans and policies directing a slower, lower approach to growth and development appropriate to the current context in the west coast region. Map 9 shows the "Low(ish) Growth Scenario" analysis that informed the plan.

**Objective 6C** Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations, the Pacific Rim National Park Reserve and ACRD Electoral Area "C".

**Policy 6.2** In consultation with neighbouring jurisdictions, develop and adopt a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

**Policy 6.3** In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

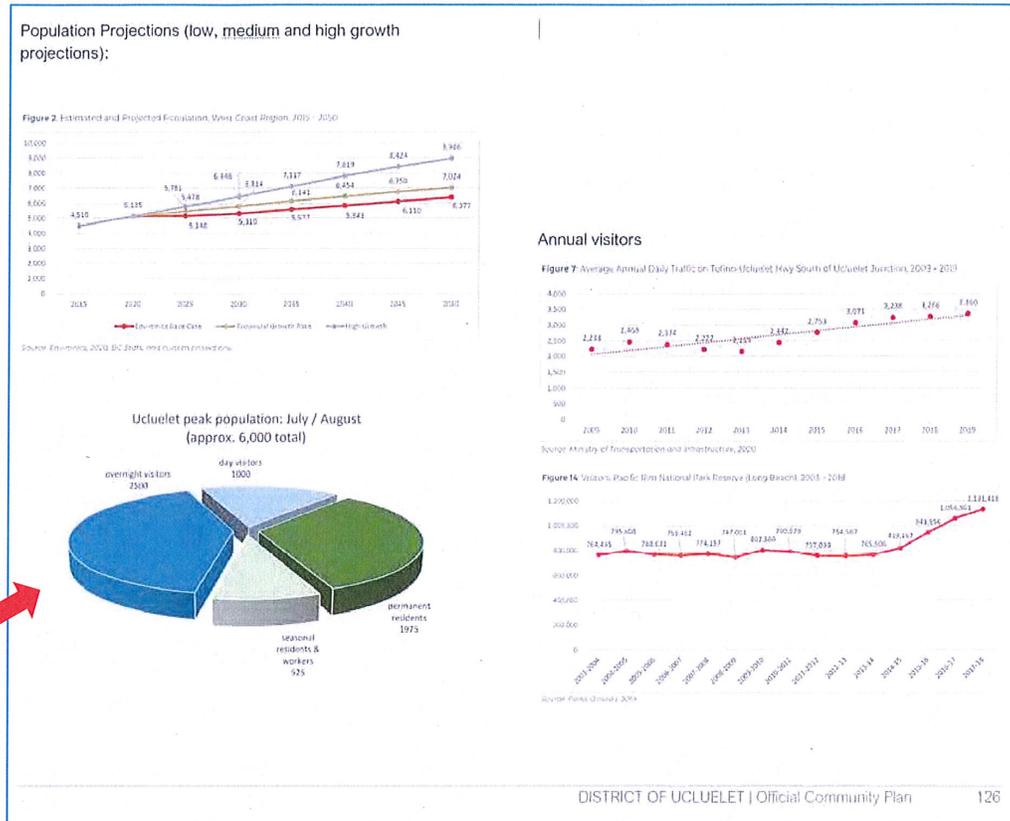
**Policy 6.4** Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

**Policy 6.5** Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.

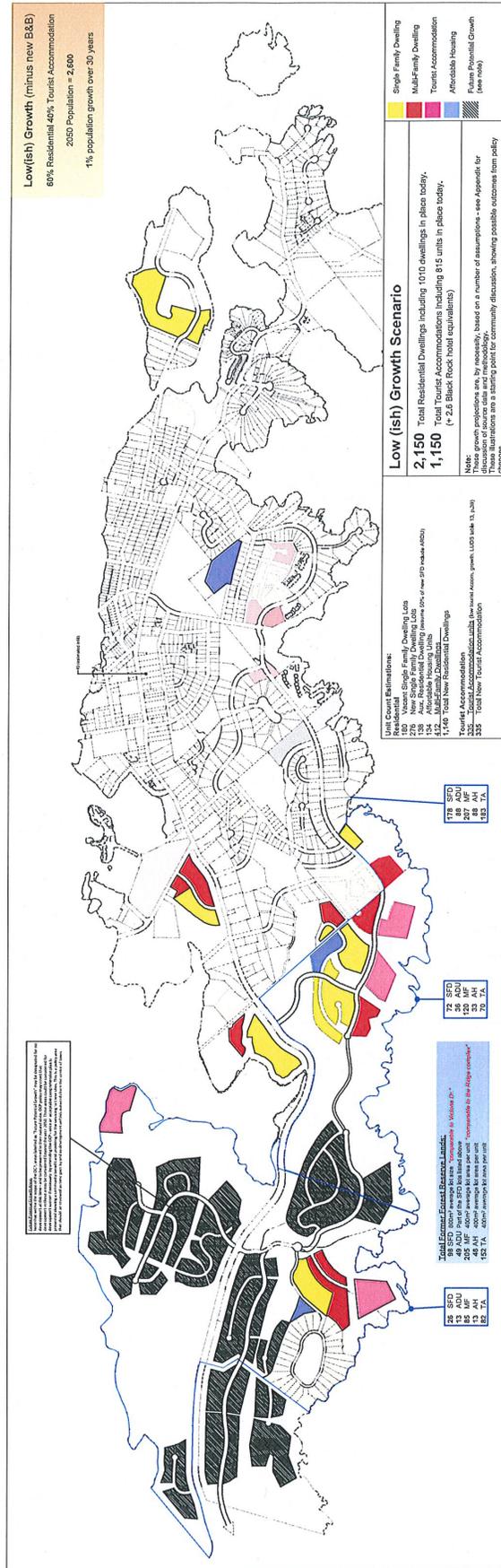
This section on Development Approval Information will allow for Council to consider, at a future date, to adopt a Development Approval Information bylaw with clear guidelines for the information expected with different development applications:

<p>the natural environment, its ecosystems and biological diversity.</p> <p>An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.</p>	<ul style="list-style-type: none"> <li>• Qualifications for personnel providing impact reports;</li> <li>• Timing;</li> <li>• Response options to inadequate reports;</li> <li>• Peer review;</li> <li>• Presentation of reports to Council; and</li> <li>• Use and publication of the report.</li> </ul>
<p><b>Development Approval Information</b></p>	<p><b>Planning Process</b></p>
<p>Pursuant to the establishment of a Development Approval Information Area (DAIA) bylaw, the entire area of the District of Ucluelet covered by this Official Community Plan is designated as a development approval information area under the authority of Section 485 (1) (b) of the <i>Local Government Act</i>.</p>	<p>The Village of Ucluelet was incorporated in 1952 and became as District Municipality in 1997. The community adopted its first Official Community Plan (OCP) bylaw in 1971. The history of OCP's in Ucluelet is as follows:</p>
<p>Development approval information will be required for:</p> <ul style="list-style-type: none"> <li>• Zoning Bylaw amendments;</li> <li>• Temporary Use Permits, and;</li> <li>• Development Permits.</li> </ul>	<ul style="list-style-type: none"> <li>• OCP Bylaw No. 235 (1971)</li> <li>• OCP Bylaw No. 407 (1981)</li> <li>• OCP Bylaw No. 498 (1988)</li> <li>• OCP Bylaw No. 772 (1998)</li> <li>• OCP Bylaw No. 900 (2004)</li> <li>• OCP Bylaw No. 1140 (2011)</li> </ul>
<p>The information provided in a Development Approval Information (DAI) report will help ensure that future development considers potential impacts to transportation and parking, municipal servicing infrastructure, public facilities including schools and parks, community services, archaeological and cultural matters, natural ecosystems, climate change and other issues. The District's DAIA bylaw will establish the information required, procedures to be followed in the application process, and in what circumstances a DAI impact report is necessary to address items including:</p>	<p>A review of the Ucluelet OCP bylaw was initiated by Council in 2016.</p>
<ul style="list-style-type: none"> <li>• Terms of reference for DAI reports;</li> </ul>	<p>From 2016 through 2018 the District, along with students and faculty from Vancouver Island University's (VIU) Master of Community Planning program, collected community opinions on the OCP and the broad range of issues of interest to the community. A series of public engagement activities and events were held during this time, including "planning on the streets" events, pop-up planning workshops, stakeholder workshops with community groups and classes from the local schools. A three-</p>
<p style="text-align: right;">DISTRICT OF UCLUELET   Official Community Plan 124</p>	

The appendix containing community demographics has been updated to include a snapshot of how many people occupy town at peak times during the summer:



Appendix B







## REPORT TO COMMITTEE OF THE WHOLE

Committee Meeting: **November 23, 2021**  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

**FILE NO:** 6480-20-OCP

**SUBJECT: OFFICIAL COMMUNITY PLAN (OCP) GROWTH ANALYSIS**

**REPORT NO:** 21- 172

**ATTACHMENT(S):** APPENDIX A – GROWTH SCENARIOS  
APPENDIX B – NOTES AND ASSUMPTIONS  
APPENDIX C – CURRENT DRAFT OCP SCHEDULE 'A' & SECTION 3 HOUSING  
POLICY EXCERPTS

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### SUMMARY OF DESIRED OUTCOME

That the Committee of the Whole provide Staff with direction regarding a preferred approach to development and community growth, to inform edits to the draft Official Community Plan maps and policies.

### BACKGROUND

At its October 12, 2021, meeting Council passed the following:

1. **THAT** staff be directed to provide an analysis of growth options informed by the *2021 West Coast Land Use Demand Study* in the context of the draft OCP; and,
2. **THAT** the draft OCP (along with the growth options) be presented for community feedback at a Committee-of-the-Whole meeting.

The attached analysis presents four development scenarios (see **Appendix "A"**), which illustrate the possible outcomes of different policy directions. Notes and assumptions used in the analysis are attached in **Appendix "B"**.

### DISCUSSION

Key takeaways from the analysis:

- **the major share of new housing units needs to be attainable by Ucluelet residents**, creating portions of housing supply that are suitable to all income levels, to meet the latent need for adequate housing in the community. Over time this will require development of new housing including elements such as:
  - rental units;
  - more units made affordable by size and/or type;
  - mechanisms to make new housing stock available to residents first, for an initial period of time; and,
  - various forms of non-market housing.

(Note the last two would require the involvement of a housing authority or similar agency with capacity to oversee and manage these types of programs.)

- **in all scenarios, limiting *Bed & Breakfast* as an accessory use will be necessary in residential zones;**
- **adding more tourist accommodation will exacerbate the current housing challenges.** There are benefits (and expectations among landowners) for some expansion of tourist accommodation uses; this will need to be counterbalanced, however, with additional housing supply.

Note that just building more housing supply will not, in itself, improve the housing situation; as identified in the *2021 West Coast Land Use Demand Study*, the demand for second homes and investment properties tied to short-term vacation rentals could absorb more supply than Ucluelet can provide - in any development scenario. Therefore, as identified in the *2021 West Coast Housing Needs Assessment*, as we go forward it will be necessary to develop a significant portion of non-market housing.

#### **Low Growth:**

Reasons to recommend a low-growth approach include minimizing infrastructure expansion, reducing impact on the land base within the municipal boundaries, and lower local carbon emissions. In this scenario it would be a challenge, however, to achieve a balance of adequate and appropriate long-term housing in the face of competing demand for investment properties and tourism accommodation. This would take some heavy changes in land use policy and rethinking the zoning designation of both existing and future properties.

#### **Medium Growth:**

A major reason to recommend a medium-growth approach is the greater ability to leverage new development to create additional housing. This would tend to require more land and infrastructure, compared to a low-growth scenario, and with more new construction comes increased local carbon emissions. Achieving a balance of adequate and appropriate long-term housing with some expansion of tourism accommodation uses would require policy changes, and a continued focus to ensure that each new development provides a net balance of community benefit.

#### **Buildout of Existing, or High Growth:**

Staff consider that neither the “buildout of existing” nor the “high-growth” scenarios likely match the community’s expectations. Just building out the existing serviced lands under current zoning would make it difficult to meet the community’s housing needs and/or provide a better balance between housing and tourist accommodation. Conversely, the high growth scenario would lead to greatly expanded infrastructure requirements and represents a pace of development that could be likened to a 30-year boom - more than doubling the town’s residents and visitors. Under the high growth path, it could prove a challenge to keep up with infrastructure and service expansion, while also accounting for the environmental impacts of significant construction activity.

At this point in time, it appears unnecessary to designate a land base in the OCP to facilitate a high growth scenario over the next 30 years. Staff recommend that a medium growth scenario still represents significant development opportunity - with opportunities to improve the balance of housing in the community over the coming years – while allowing for the paced expansion of infrastructure. Ultimately, this is a matter for Council to decide, with informed public input providing a basis for policy decisions within the OCP.

	2050 permanent population	Housing: Tourist ratio	new serviced land area (hectares)	new infrastructure costs	policy changes
buildout existing	2250	46:54	8	\$12 million	limit expansion of services
low growth	2400	60:40	26	\$24 million	* limit development of new tourist accommodation * focus on development of new residential supply on limited lands
medium growth	3100	60:40	34	\$35 million	* expediate development of the right kinds of new residential units * incentives for non-market housing
high growth	4900	60:40	88	\$78 million	none: carry on expanding within municipal boundaries

**The function of Land Use Plan Schedule “A”:**

- sets the expectation for future re-zonings and developments;
- once adopted, becomes the roadmap for infrastructure planning (and financing);
- should reflect where the community is at today – but looking forward 30 years;
- will provide a starting point for regional discussions on how the west coast is going to sustain our community - and the role of growth & development in that future;
- the OCP and its Schedule “A” can and should be revisited and updated as time goes by.

In the low- and medium-growth scenarios, some areas of land that are currently earmarked for development in the current draft Schedule “A” would be left undeveloped. Such areas could be designated for future potential growth, either beyond the timeframe of the OCP or at a point when the District amends the OCP in response to a comprehensive plan (covering servicing, traffic, archaeological and environmental impacts, etc.) of portions of those lands.

The current draft Schedule “A” Long-Range Land Use Plan and housing policy excerpts on Housing are included in **Appendix “C”**.

**KEY QUESTIONS**

After the community discussion, Staff suggest that Council discuss and provide direction on the draft Official Community Plan Bylaw No. 1236, 2020, in particular:

1. Does Council support changing the draft Long-Range Land Use Plan - Schedule “A” to reflect a pattern of development consistent with the medium growth scenario explored in this exercise?
2. Does Council support amending the residential housing policies in Part 3 of the draft OCP, by:
  - a. adding to draft policy 3.134, “As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.”
3. Does Council wish to see any additional amendments to the draft OCP?

Alternatively, Council could indicate a preference for endorsing a different growth scenario in the OCP Long-Range Land Use Plan, or confirm that the draft OCP is ready to proceed without further changes.

In either case, Council could direct staff to bring the draft OCP Bylaw No. 1236 back at an upcoming regular meeting for consideration of 2<sup>nd</sup> reading and referral to a public hearing.

**Respectfully submitted:** Bruce Greig, Director of Community Planning  
Duane Lawrence, Chief Administrative Officer

# Ucluelet in 2050: analysis of possible Growth scenarios.

- *What is this?*

In October, Council asked District staff to provide an analysis of how development might unfold in Ucluelet over the next 30 years, based on low, medium and high growth forecasts provided in the *2021 West Coast Land Use Demand Study* and other relevant sources. This is intended to inform community discussion on the draft Official Community Plan (OCP) bylaw.

- *Why now?*

Ucluelet residents will recognize that the past couple of years have felt different, and not just because of the pandemic. The town is experiencing a boom in real-estate prices and building activity, driven by a number of factors. It is no secret that there is a shortage of housing available for residents at all price points, making secure affordable housing a real challenge for many households.

As Council is considering next steps to develop and adopt an updated Official Community Plan, it is timely to take a look at different possible scenarios for how the town might grow and evolve over the coming decades. This information **and the public feedback you provide** will help inform Council's decisions on what the community's plan should include.

- *What does this mean?*

Each scenario has different implications for the balance of jobs and housing. The pattern of development we pursue – the location, intensity and types of new construction – can affect both existing and future municipal infrastructure (and the associated costs). Whether the housing situation improves or worsens over time will depend on the amount and types of housing that get built in town. The Official Community Plan bylaw includes a Long-Range Land Use Plan (a.k.a. Schedule “A”) which shows the locations of broad land use designations across the whole municipality, with a view to 2050 and beyond. This, and the more detailed zoning designations and regulations in the Zoning bylaw, are key tools that Ucluelet’s elected Council can adopt to directly influence what gets built and where.

- *What should I be looking for?*

The following panels present background information and scenarios illustrating a buildout of existing, low-growth, medium-growth and high-growth patterns of development – all meant to show how different policy choices may play out. These are meant to prompt community discussion about possibilities and preferences.

These are not 100% guaranteed accurate visions of the future; these are possible patterns that might unfold, based on a number of assumptions. We have tried to capture and explain all the assumptions that are behind our work. An appendix of notes and assumptions accompanies these drawings – you are welcome to dive into the details!

- *Where do we go from here?*

First, please take some time to explore the scenarios shown on these panels. There isn't one right answer, rather there are pros and cons for each scenario. Each possible path may lead the community to a different place. Ask yourself what you want Ucluelet to look and feel like in 30 years.

Council is looking for your feedback. A special Committee-of-the-Whole meeting is scheduled for **Tuesday, November 23<sup>rd</sup> at 5:30pm** to discuss all this information. The meeting is a chance to hear more, ask questions and provide your thoughts to Council: either in writing (ahead of time), in person, via Zoom or phone call.

Your input will help Council gauge the community's preferences, and inform decisions on where we go from here. Council will be providing direction in the coming weeks on whether we should adjust the draft Official Community Plan to better reflect the community's expectations for the future of our growing town.

Have comments? Send them to [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca)

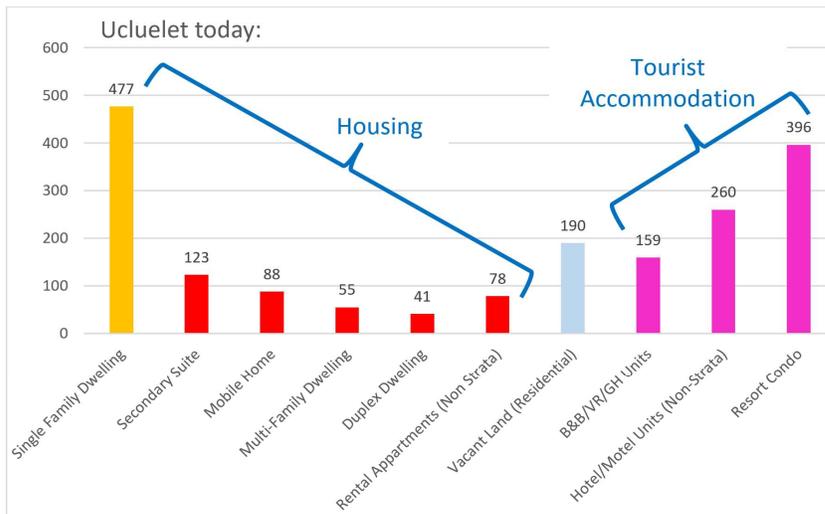
Questions? Call the Community Planning department at 250-726-7744.

Thank you!

# A. Ucluelet today.

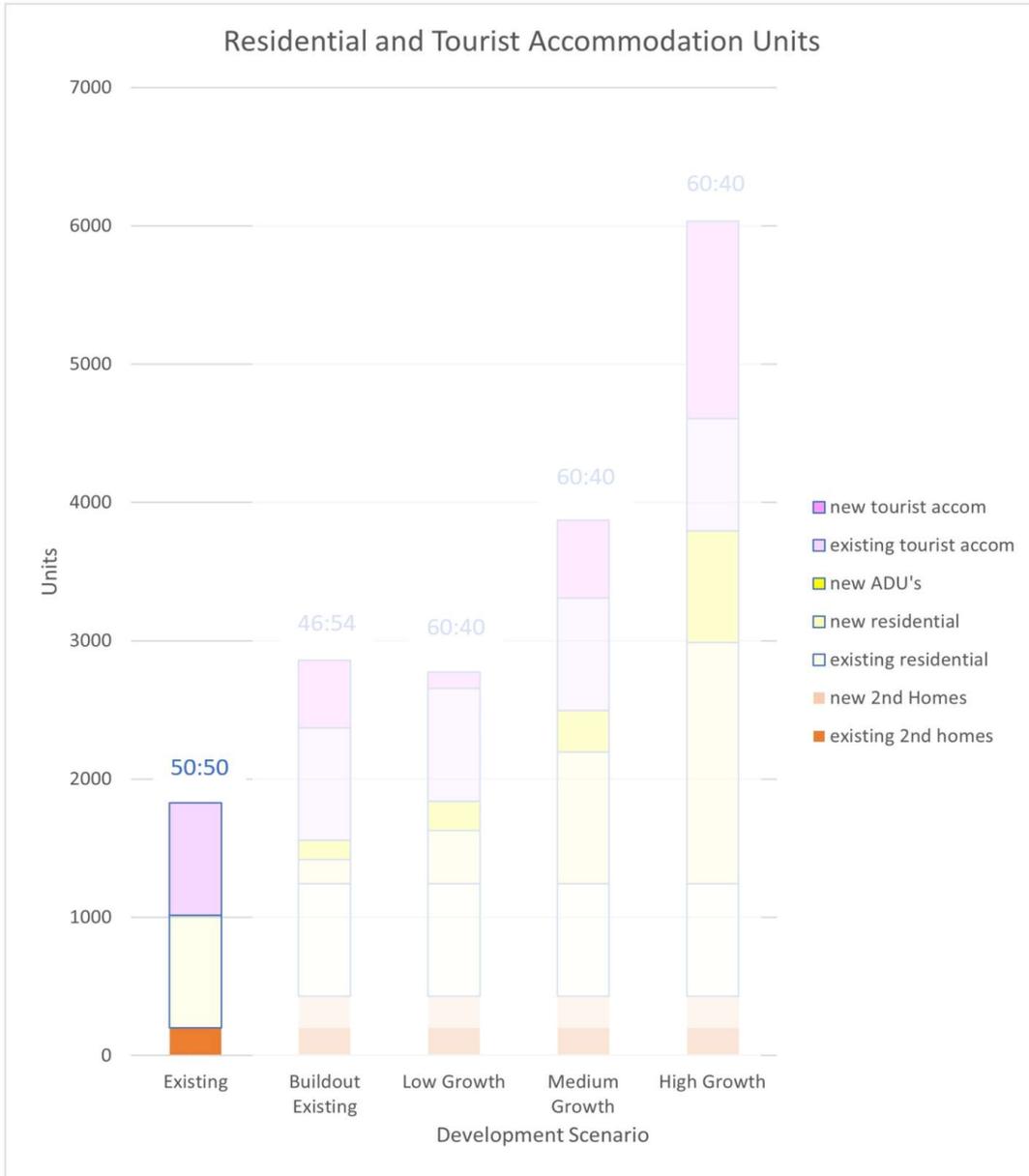
Today Ucluelet has a population of approximately 1,975 permanent residents, living in approximately 814 homes. There are also somewhere between 100 and 200 second-home owners, a number of more-or-less permanent residents who tend not to be captured by the census (due to couch surfing and other less-secure housing situations), and a constantly shifting group of seasonal workers. The town also has 815 tourist accommodation units in the forms of hotel and motel rooms, resort condominiums, guest houses and bed-and-breakfast short-term rentals.

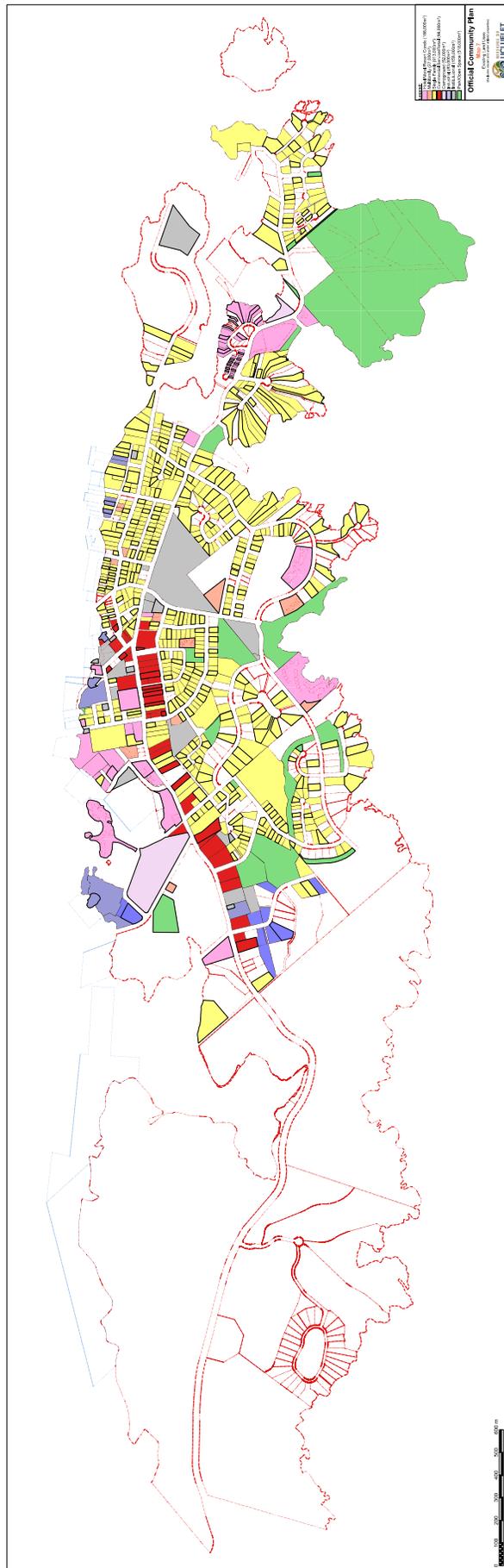
The current supply of housing and tourist accommodation is shown in this chart:



There are +/- 814 permanent households and 815 units of tourist accommodation in town.

Note the scenarios that follow focus on **residential** and **tourist accommodation** demand and growth. Modest growth for commercial and light industrial space to support the local economy are well captured in the draft OCP already, and are assumed to remain constant across all scenarios for this analysis

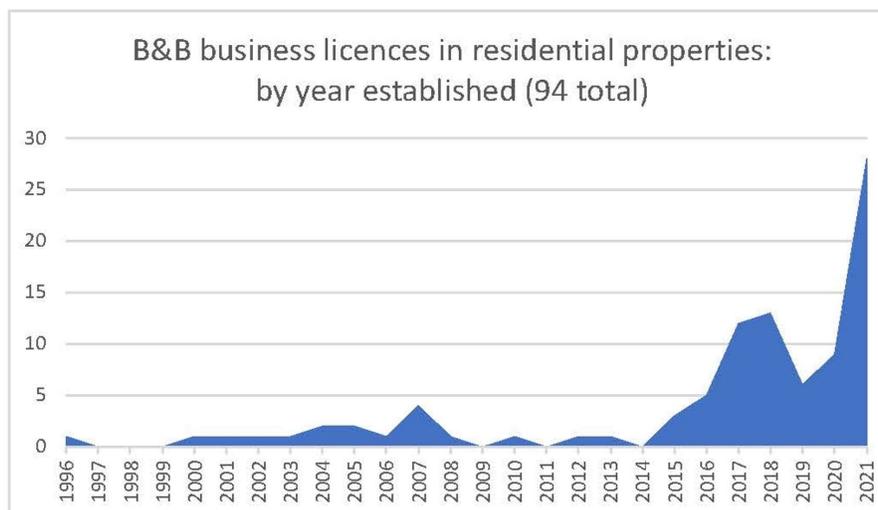




## B. Before we get started, let's talk about AirBnB for a moment.

*The growing popularity of online platforms for booking short-term vacation rentals, combined with the large number of residential properties zoned to allow Bed & Breakfast accommodation as a secondary use, is one factor impacting the housing supply and costs in Ucluelet.*

This is the number of active business licences for B&B's in Ucluelet, graphed by the date the business was established:



This adds up to 159 units – the equivalent of another large hotel in town - spread among residential neighbourhoods. Each one of those units displaces what could be a long-term rental unit for residents.

If we project out the current growth of short-term rentals within existing residential neighbourhoods, we could see over 1,000 additional STR units in Ucluelet by 2050.

Today 1 in 5 single-family homes in Ucluelet is the site of a B&B business. By 2050 it could be 1 in 2.

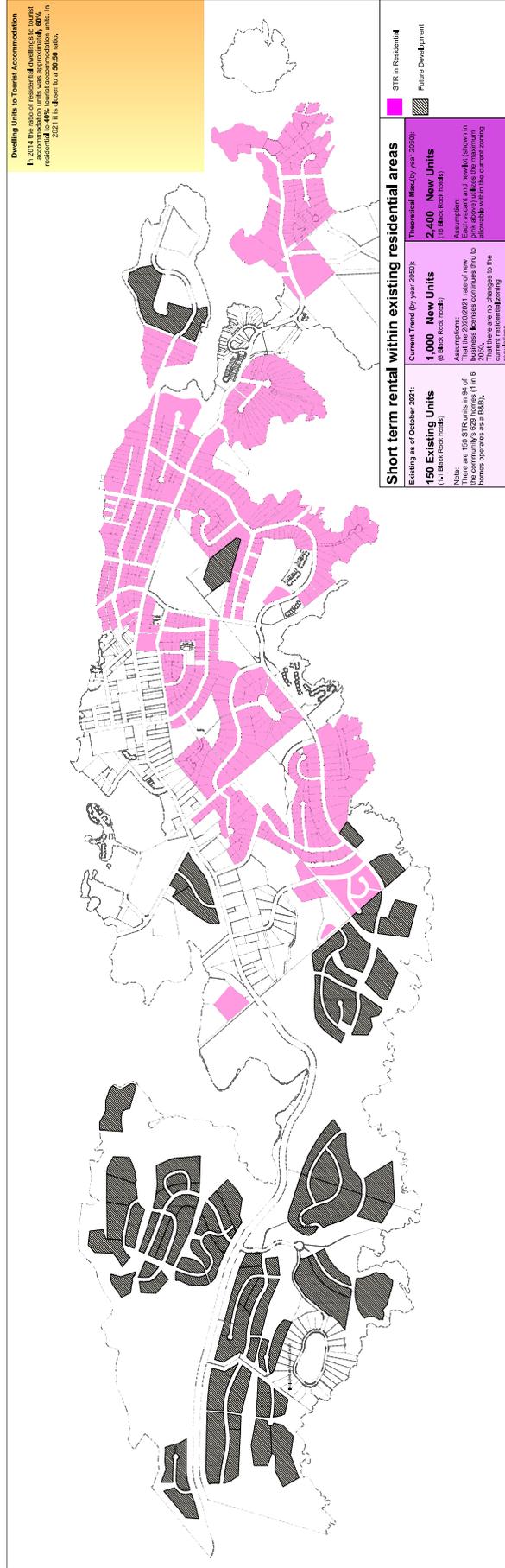
As recently as 2014 the town had a 60:40 balance between residential and tourist accommodation units. That balance is now 50:50.

### *Continued expansion of B&B's in residential neighbourhoods can't be sustained.*

Council has recently identified that putting housing first is a priority; we will be exploring changes to the Zoning bylaw to limit the continued expansion of short-term vacation rentals in residential properties (we expect that community input and discussion on that topic will take place in 2022).

### *The development scenarios that follow all assume that, going forward, the District will restrict new B&B's added within residential areas.*

If instead we continue to see expanding B&B uses, then in all scenarios the town is simply overrun in time by tourist accommodation. This would leave no room to balance the housing that is sorely needed for workers filling service-sector jobs, and all other segments of the community.



## C. Scenario: Buildout of existing serviced lots

*This shows what the development could be on existing vacant (and some underutilized) serviced lots, under the current zoning designations, if the town were to simply build out in the current direction\*.*

**540 new residential dwellings.**

**489 new tourist accommodation units (+3.6 Black Rocks).**

**0.4% growth x 30 years (quite low)**

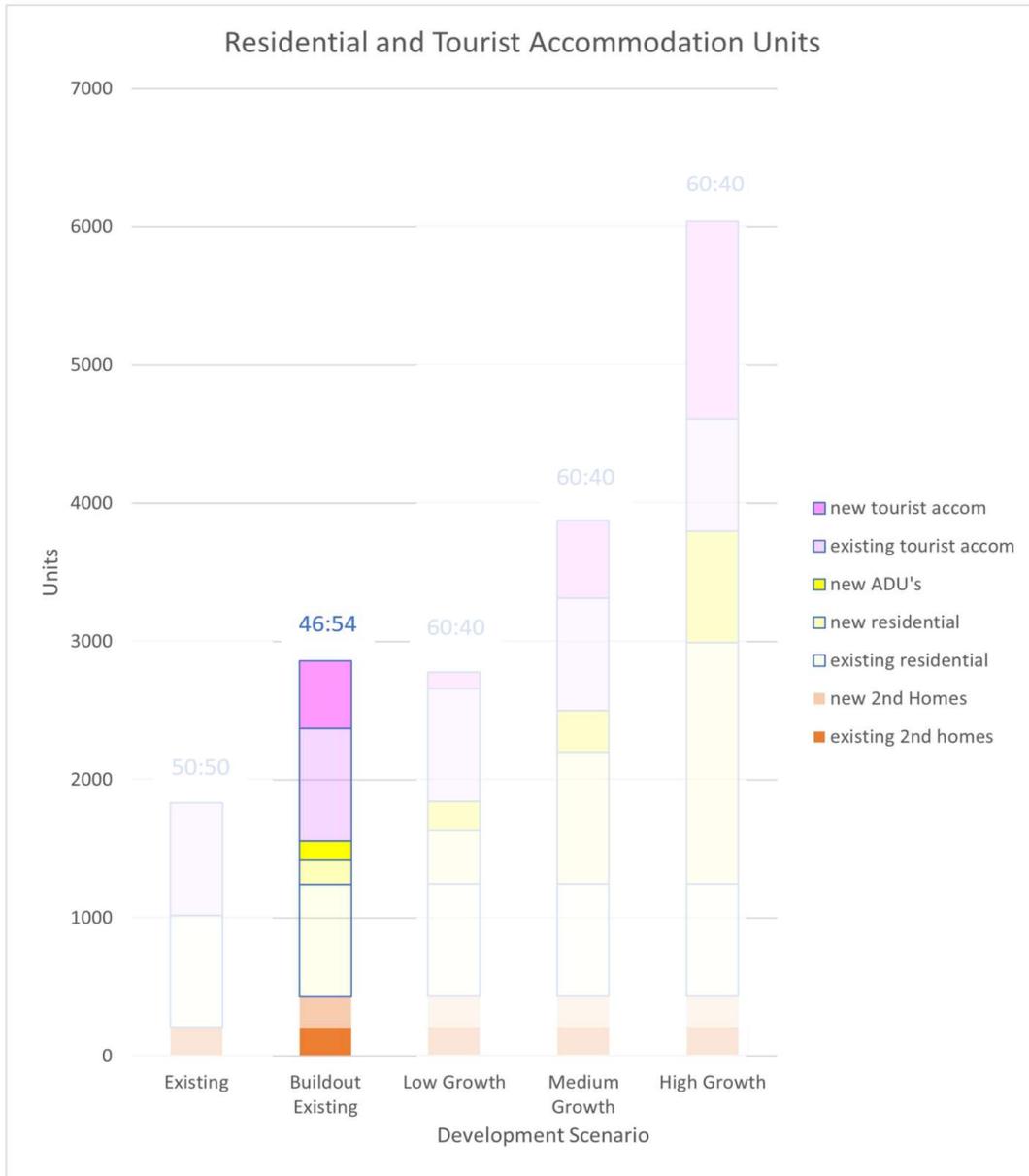
**2050 permanent population: 2,250**

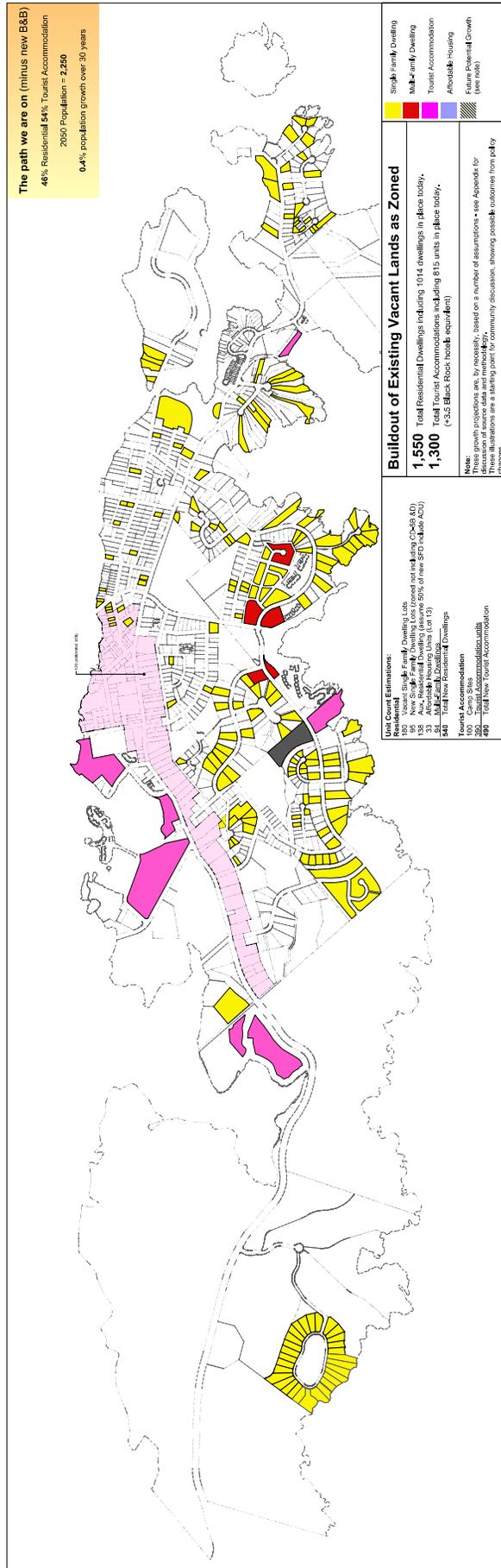
**Residential : Tourist unit balance = 46:54 (worsening)**

Takeaway: even if we were to halt the spread of B&B's, the current zoning in town will not lead over time to a better balance of housing and jobs (that would take further changes to reduce the allowable development of tourist accommodation on existing commercially-zoned lands).

---

*\*But assuming no new B&B's in residential areas, remember.*





## D. Scenario: Low Growth

*This shows a low-growth scenario based on two assumptions:*

- *826 new dwellings over 30 years\**
- *achieve a 60:40 balance between housing and tourist units*

**826 new residential dwellings.**

**120 new tourist accommodation units (+0.9 Black Rocks).**

**0.7% growth x 30 years (low)**

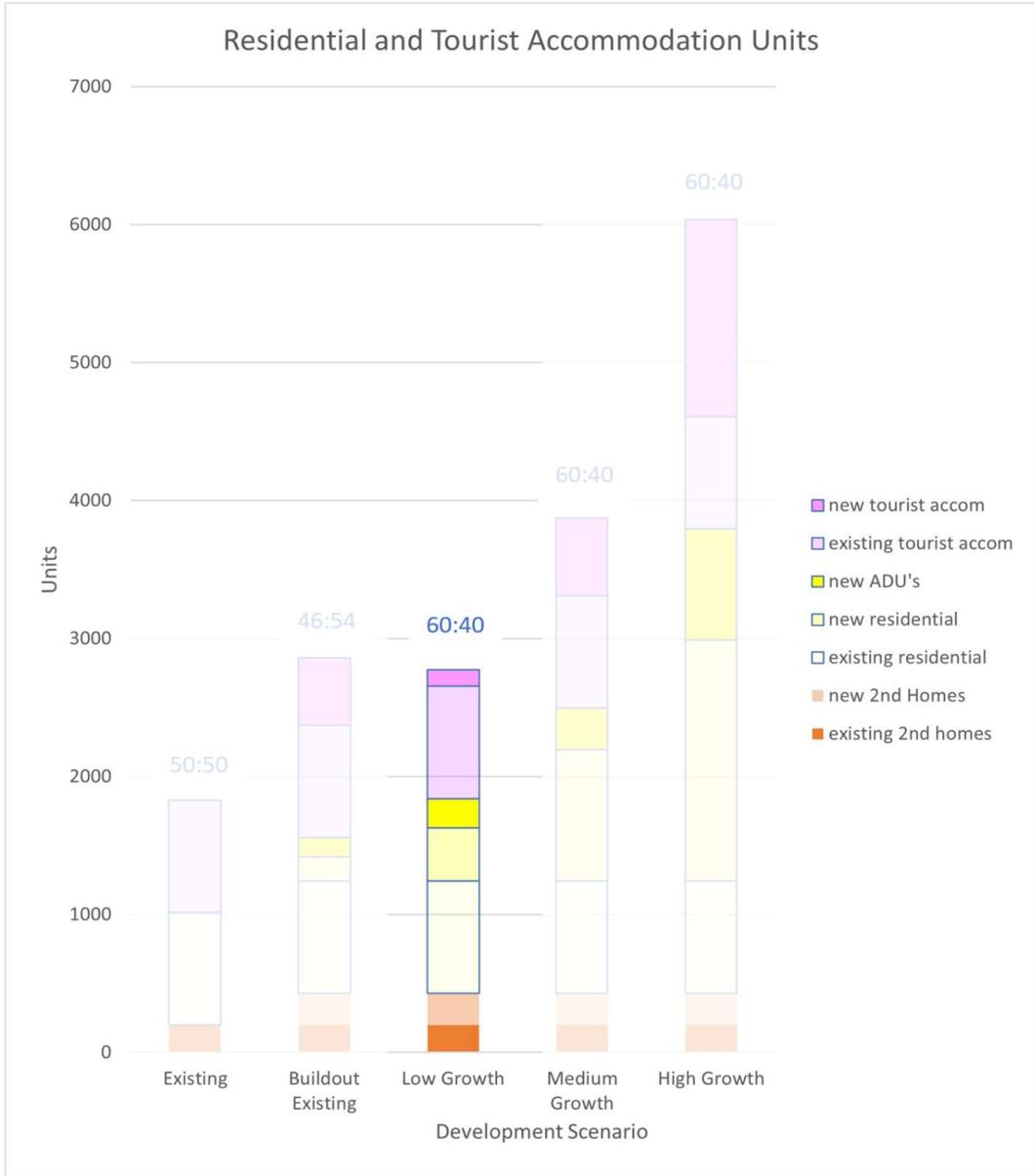
**2050 permanent population: 2,400**

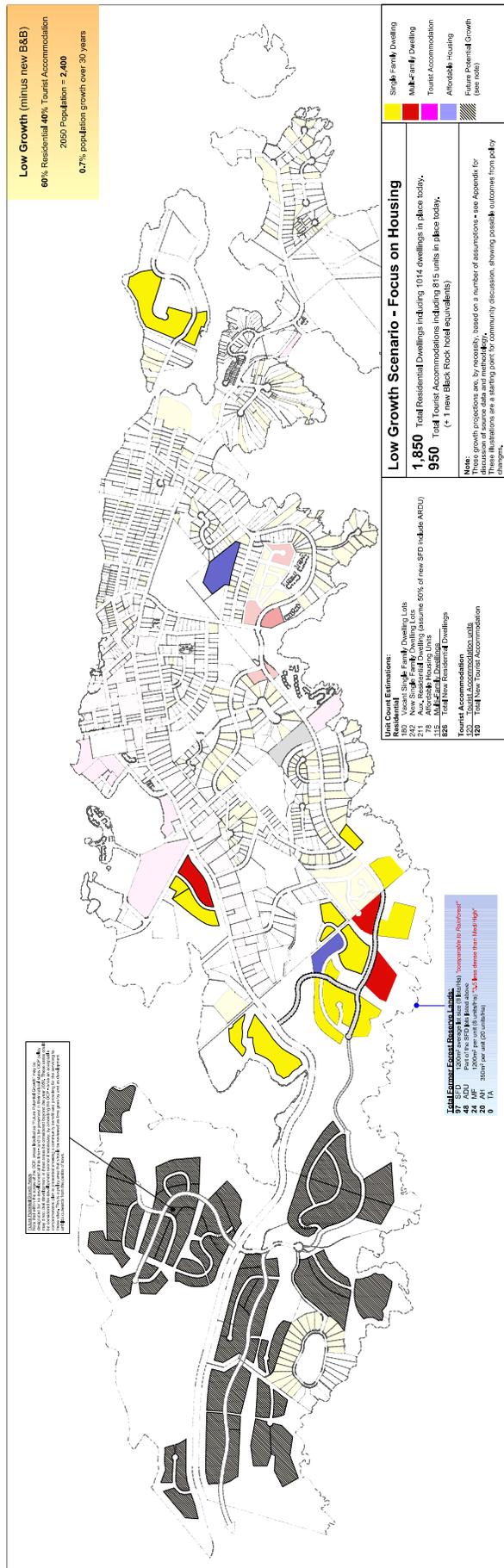
**Residential : Tourist unit balance = 60:40**

Takeaway: to reach a better balance of housing and jobs with a low growth rate, we would need to seriously limit the development of new tourist accommodation and focus development on building new housing.

---

*\*per the 2021 West Coast Land Use Demand Study  
low housing growth projection.*





## E. Scenario: Medium Growth

*This shows a scenario of low tourist accommodation growth while achieving a 60:40 balance between housing and tourist units:*

- *563 new tourist accommodation units\**
- *achieve a 60:40 balance between housing and tourist units*

**1482 new residential dwellings.**

**563 new tourist accommodation units (+4.2 Black Rocks).**

**1.8% growth x 30 years (moderate; similar to the past 15-year avg.)**

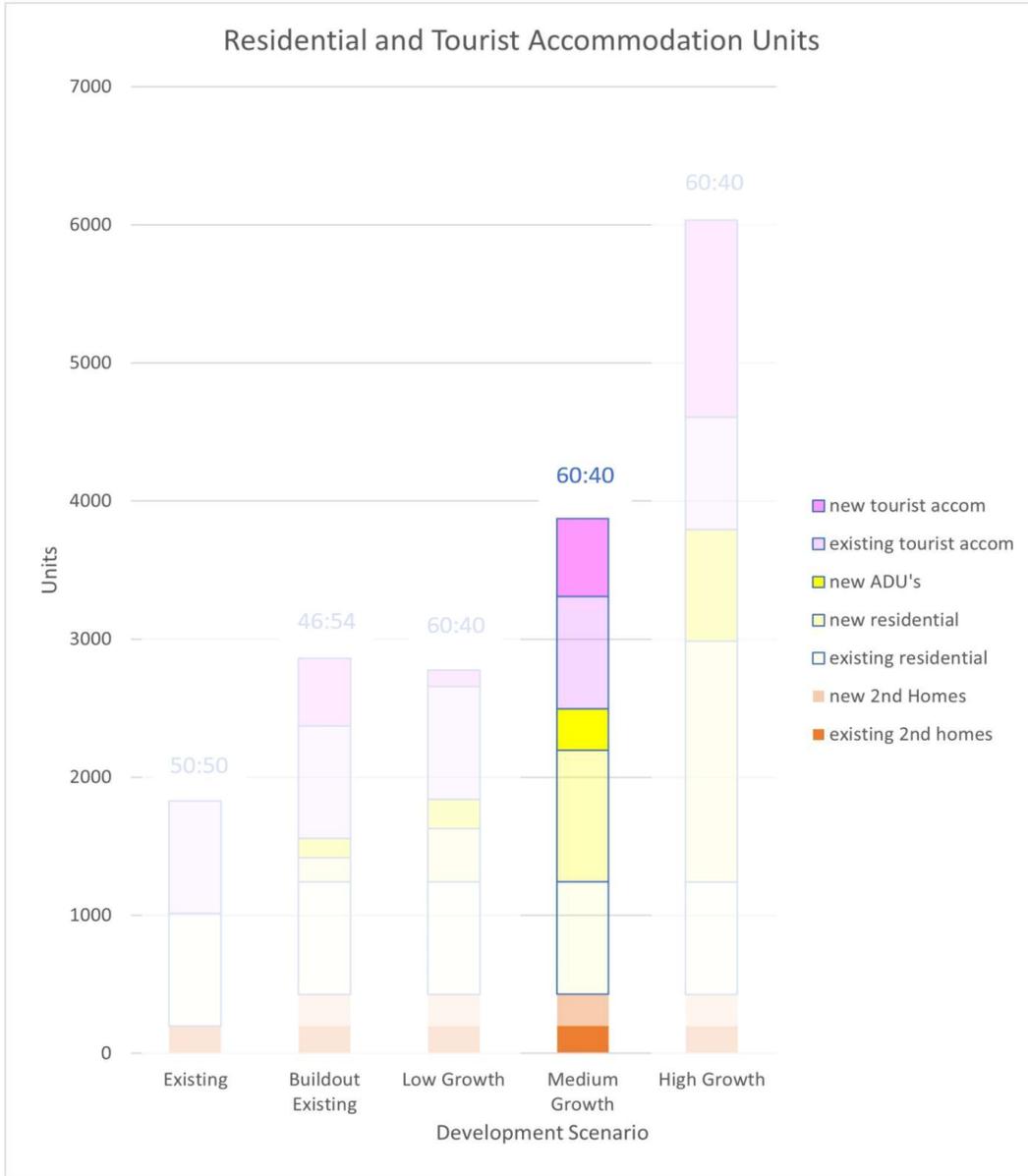
**2050 permanent population: 3,100**

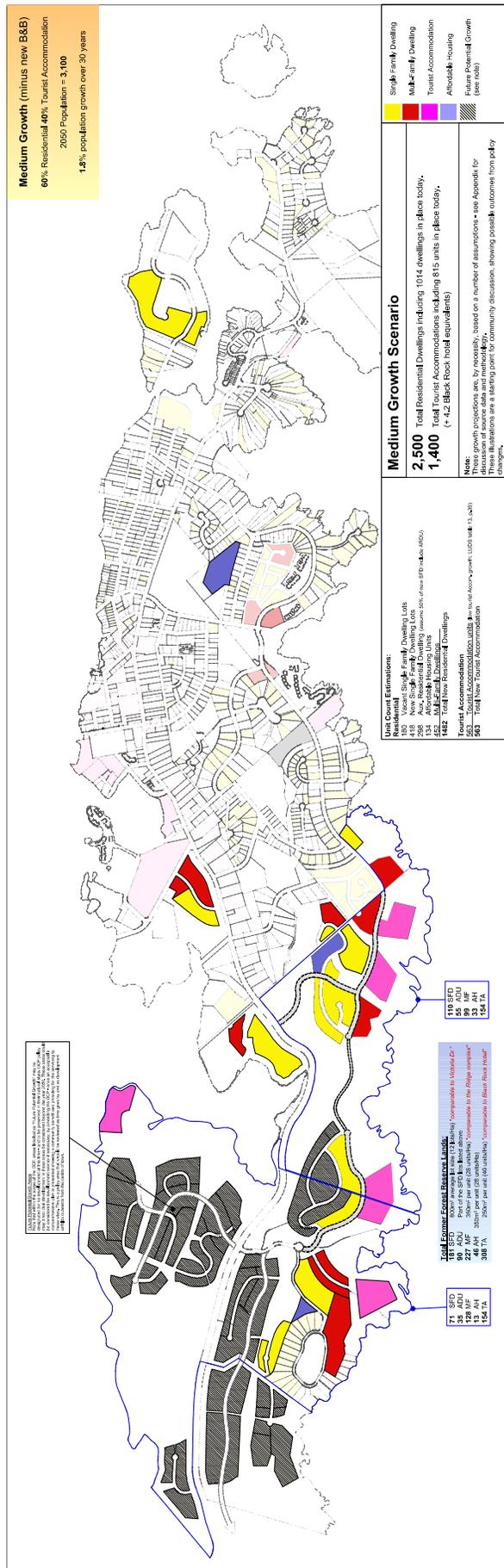
**Residential : Tourist unit balance = 60:40**

Takeaway: to reach a better balance of housing and jobs with a low rate of tourist accommodation growth, we would need to add a substantial new supply of housing – 40 to 50 homes per year - resulting in a medium overall rate of growth.

---

*\*per the 2021 West Coast Land Use Demand Study  
low tourist accommodation growth projection.*





## F. Scenario: High Growth

*This shows a scenario of medium tourist accommodation growth while achieving a 60:40 balance between housing and tourist units:*

- *1427 new tourist accommodation units\**
- *achieve a 60:40 balance between housing and tourist units*

**2,674 new residential dwellings.**

**1,427 new tourist accommodation units (+10 Black Rocks).**

**5% growth x 30 years (high; matches the past year)**

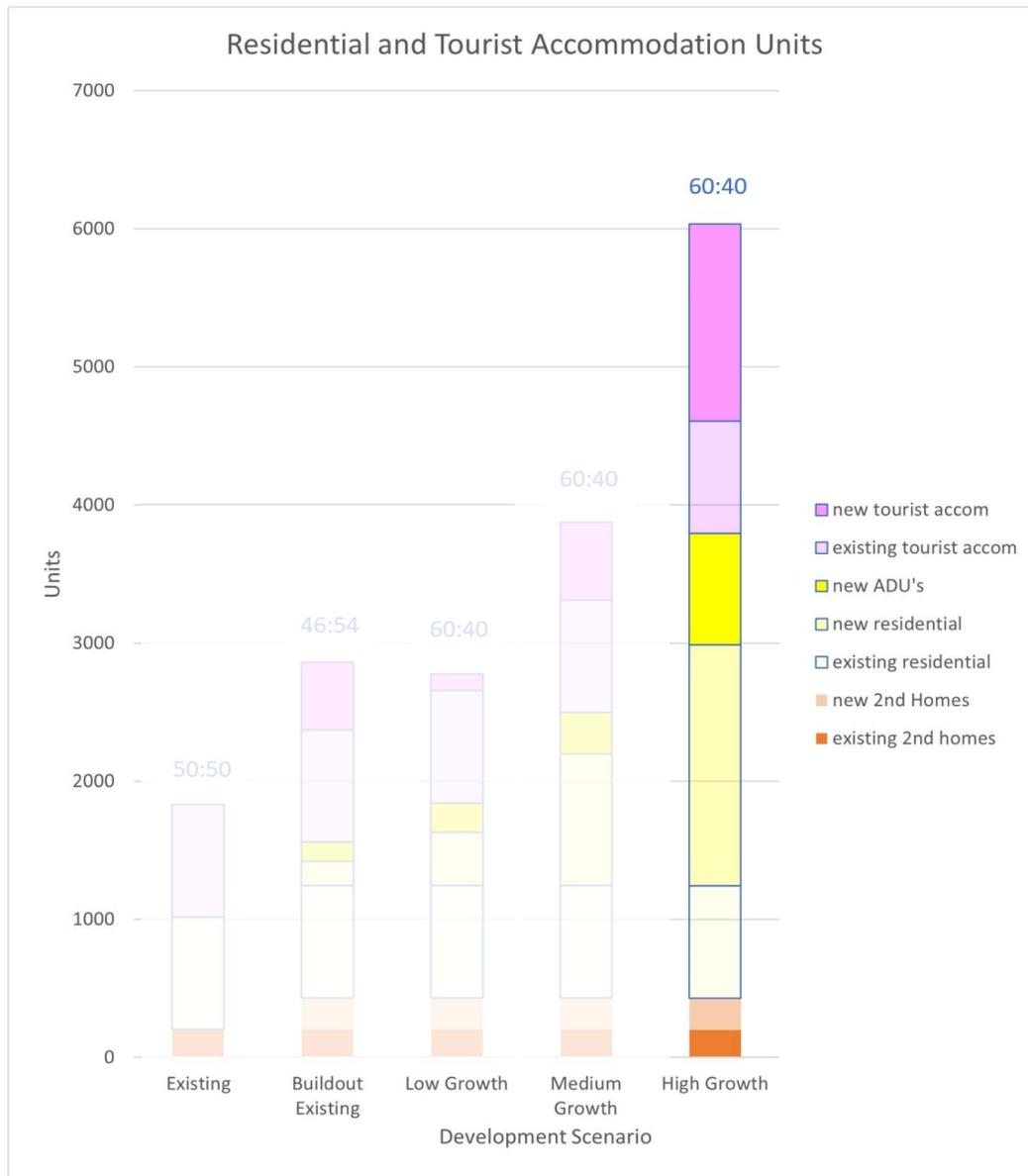
**2050 permanent population: 4,900**

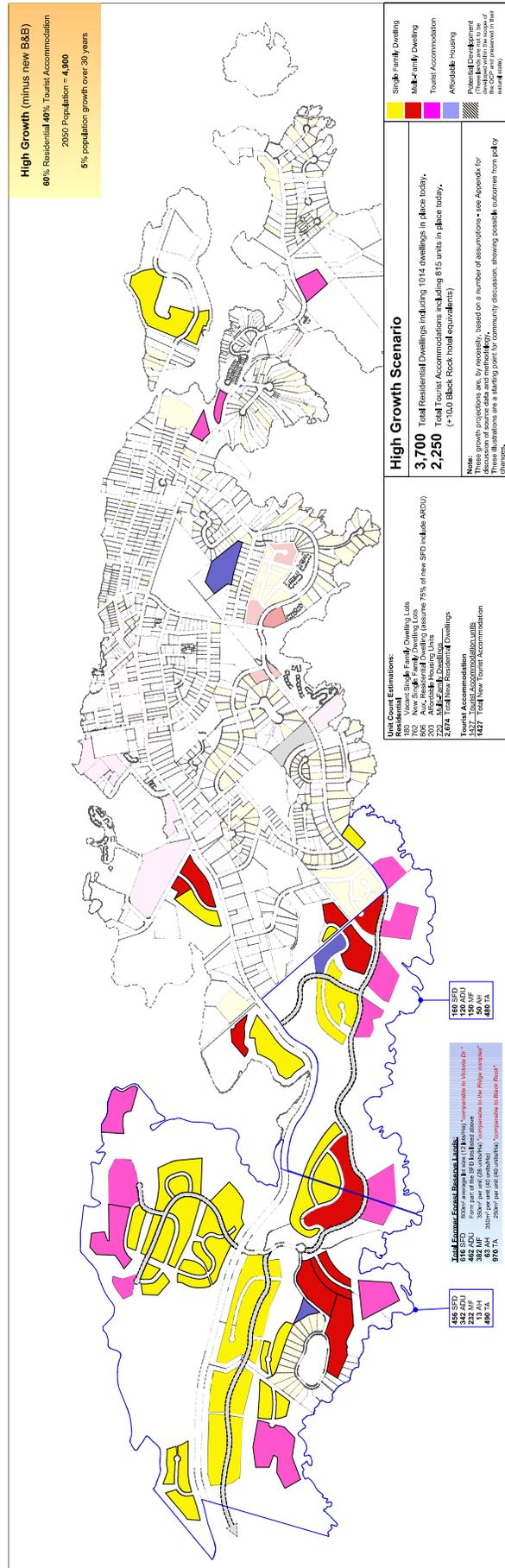
**Residential : Tourist unit balance = 60:40**

Takeaway: to reach a better balance of housing and jobs while allowing for a medium rate of tourist accommodation growth, we would need to add a significant new supply of housing – 90 homes per year - resulting in a high overall rate of growth. This would essentially build out all developable lands identified in the draft OCP.

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*\*per the 2021 West Coast Land Use Demand Study medium tourist accommodation growth projection.*





## G. Current Draft (June'21) OCP Long-Range Land Use Plan:

*The areas showing the various future land uses on the draft Schedule “A” OCP plan do not signify a certain amount or density of uses, and were not drafted to accommodate a specific amount of growth. Rather this plan was developed by looking at the general pattern of land uses shown in the past for the former Forest Reserve lands, and adjusting the development areas to avoid sensitive ecosystems, archaeological resources and lands subject to risk of tsunami.*

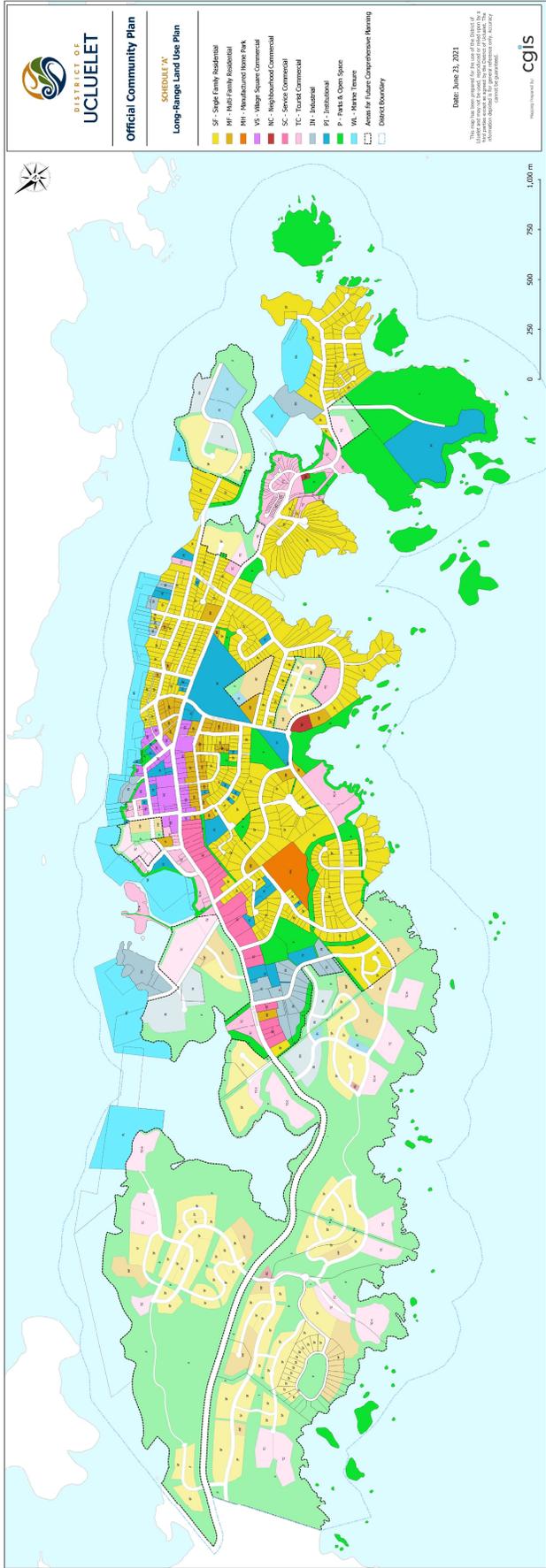
With the benefit of data coming out of the *West Coast Land Use Demand Study* and the *West Coast Housing Needs Assessment*, now is a good time for a community conversation about how the plan should direct growth over the next decades. Based on this analysis and public input, Council may consider directing changes to the draft OCP.

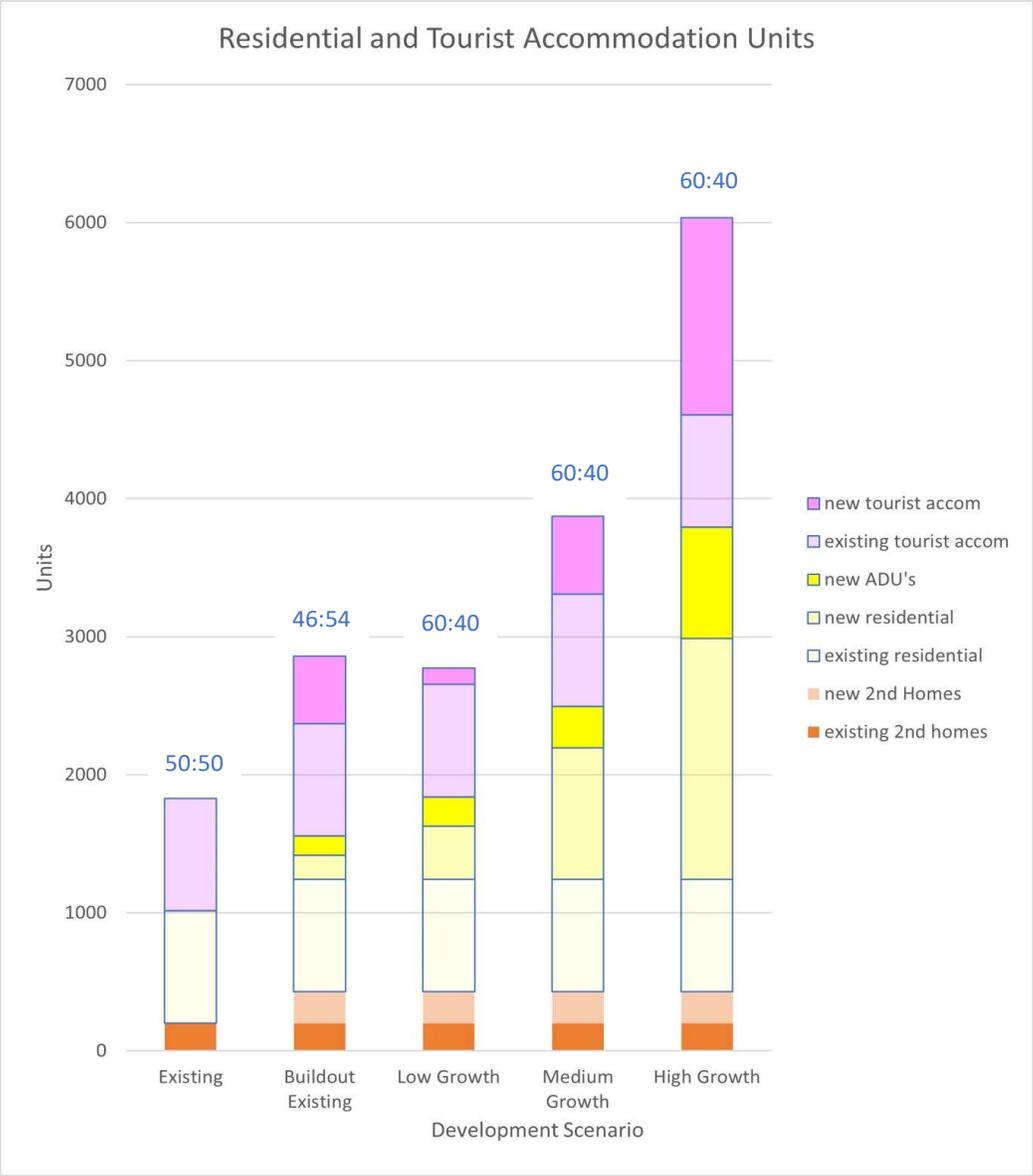
Once adopted, the OCP will provide a base point for revisiting our infrastructure master plans to ensure that the community doesn't get too far ahead - or fall behind - in upgrading and improving the infrastructure (e.g., the roads, pathways, water, sewer and drainage that the community uses every day).

Note that an OCP is a living document and is expected to be revised, updated and amended as community conditions change. An OCP should be updated at fairly regular intervals, and these updates can be triggered by certain events. For example when an updated housing needs assessment is available, when a noticeable demographic shift has occurred, when a major period of development has occurred, etc. - then it is a good practice to revisit the plan and make sure it still aligns with the community's vision and goals.

*Please bring your questions and share your thoughts with staff and Council at the Committee-of-the-Whole meeting on November 23<sup>rd</sup>.*

*Thank you!*





## Notes and Assumptions:

- A. The analysis focuses on **residential** and **tourist accommodation** demand and growth. The Land Use Demand Study (LUDS) also addresses modest growth for commercial and light industrial space to support the local economy; those uses are well captured in the draft OCP already and are assumed to remain constant across all scenarios for this analysis.
- B. Information has been pulled from the LUDS, the draft West Coast Housing Needs Assessment (WCHNA), census data from StatsCan, BC Stats, BC Assessment Authority (BCAA) and municipal datasets of property records (e.g., building permit, business licence and assessment records).
  - i. Footnotes are included to show we have turned for data and the calculations behind the scenarios.
  - ii. None of this is claiming to be 100% accurate; these are projections of how different scenarios may play out over time based on policy choices the community makes. The results illustrate some implications of following one policy approach vs. another.
  - iii. There is always a maddening discrepancy between census data and other, arguably more accurate, sources. For example, we count 1,014 dwellings in the community while census data shows 814 households. The difference of 200 is a combination of second homes (100+), illegal and undocumented secondary suites (perhaps caught by BCAA but not reported in the household census), and census undercounting of seasonal / permanent shared / couch surfing residents.
- C. The scenarios shown assume “residential” (yellow colour) is just that – and does not include bed and breakfast (B&B) or other short-term vacation rentals (STR’s). If instead there is a portion of B&B’s or STR’s in single-family residential neighbourhoods going forward, that should be subtracted out of the total shown on commercial lands designated for tourist accommodation uses.
- D. Currently the ratio of residential dwelling units housing permanent households to tourist accommodation units in the community is roughly 1:1. As recently as 2014, the ratio was 1.4:1 or a 60/40 housing / tourist accommodation split<sup>1</sup>. The results of the LUDS point to the need for housing to catch back up, with a latent demand of 585 to 856 housing units on the west coast<sup>2</sup>.
- E. The low-, medium- and high-growth scenarios show a return to a 60/40 housing / tourist accommodation split. This assumption is made to show the policy impact of what it would take for new development to tip the balance back and to accommodate the following:
  - i. unmet demand for permanent housing on the west coast<sup>3</sup>.
  - ii. projected growth of shadow (second) homes.<sup>4</sup>
  - iii. growth of the non-tourist job sector: remote workers and emerging sectors (e.g., new households relocating to Ucluelet for lifestyle and bringing their non-tourism job with them).
- F. The average size of households is projected to shrink over time<sup>5</sup>. Therefore more homes will be needed to house the same equivalent population.
- G. Demand projections for the west coast from the *Land Use Demand Study* are apportioned to Ucluelet at 54% of total. This is the percentage of projected growth calculated as population

<sup>1</sup> Tourism Ucluelet, 2014 accommodation summary and BC Stats

<sup>2</sup> 2021 West Coast Land Use Demand Study (LUDS) Urban Systems, p. 32

<sup>3</sup> LUDS p. 32

<sup>4</sup> LUDS p.29

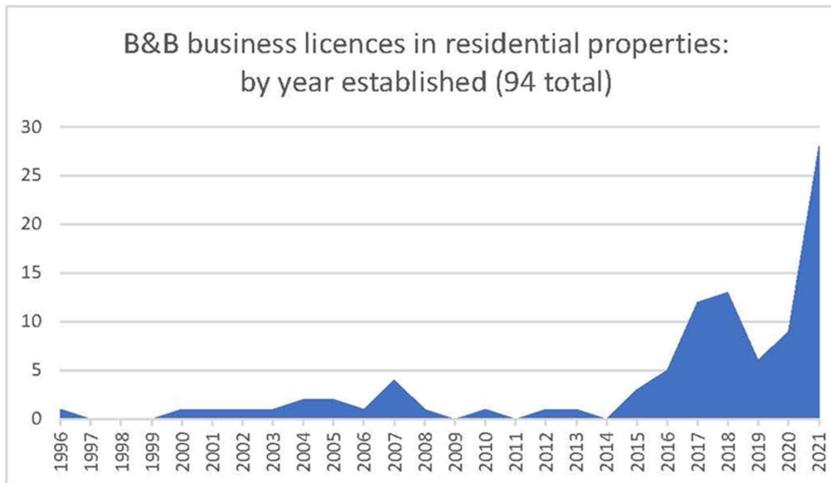
<sup>5</sup> LUDS p.21 2021 West Coast Housing Needs Assessment M’Akola Development Services, draft regional report

equivalent for Ucluelet (including all categories of residential, tourist accommodation, commercial, light industrial and institutional land uses), across all three growth demand scenarios<sup>6</sup>.

- H. There is an estimated latent demand for between 585 to 856 units on the west coast<sup>7</sup> (Ucluelet proportion would equate to 315 to 462 units existing unmet demand).
- I. A portion of new housing will be absorbed by shadow (second) homes; neither tourist accommodation nor permanent households, these nevertheless will absorb land supply and housing units - and need to be accounted for. For consistency, when calculating the ratio between permanent households units and tourist accommodation, 430 units are subtracted from the total dwelling count in all growth scenarios.

B&B short term vacation rental units:

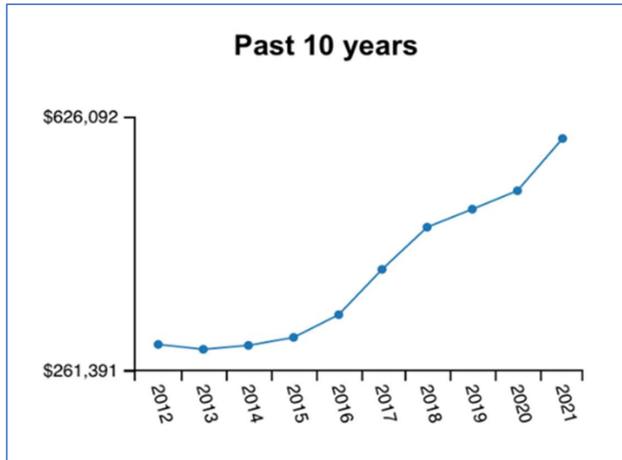
- J. The growth of short-term vacation rentals (STR's) is significant, and when those STR's are located in residential homes they impact the housing supply in the community. Most residential zoning in Ucluelet allows *Bed and Breakfast* (B&B) as an accessory use when run by the permanent resident of the home. The B&B use allows up to 3 bedrooms in a home. Most recent new home builds are including purpose-built suites with separate entrances – these are not the extra-room-down-the-hall mortgage helpers that were imagined when the zoning was adopted some decades ago. The following chart illustrates the boom in newly established B&B's in residential properties:



<sup>6</sup> LUDS Table 22 (p.57) and Table 34 (p.71)

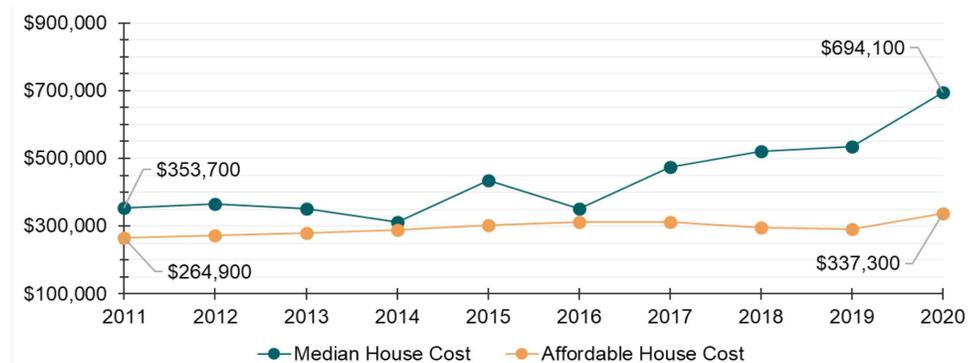
<sup>7</sup> LUDS p. 22

This corresponds to the increase in house prices in Ucluelet:



(source: Realtor.ca)

This pattern of increasing house prices is being seen in many rural areas of the province, and is consistent across the west coast. The following shows that the increase in the cost of housing has outpaced wages, to the point where virtually no homes being bought - or new homes being constructed - in Ucluelet are providing housing for existing, working residents:



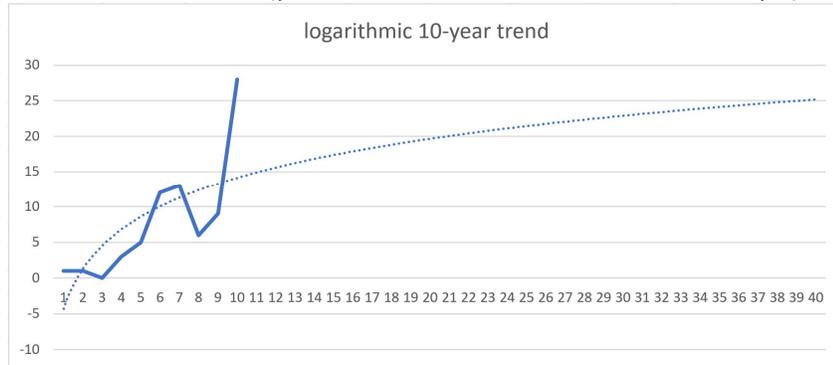
(source: draft 2021 West Coast Housing Needs Assessment)

In September, Council endorsed the following goals aimed at improving the availability and affordability of housing in the community:

- i. prioritize long-term residential housing;
- ii. slow and contain the proliferation of short-term vacation rentals within residential neighbourhoods;
- iii. create opportunities for more diverse and new forms of housing, with a priority on more affordable forms of housing; and,
- iv. create opportunities for the development of new rental housing.

The growth scenarios presented do not show new B&B's in residential areas; this analysis assumes that regulations are changed to limit new B&B's on residential lands. If B&B's continue to expand into residential neighbourhoods, then over the next 30 years the town could see 1,000 new tourist accommodation units displace housing in residential neighbourhoods.

B&B licences in Ucluelet (years 1-10 show actual data from 2012 – 2021 ytd)



Buildout of Existing Served Lots:

- K. This scenario shows what development might occur with no change in zoning or extension of infrastructure into un-served areas. In other words, buildout of vacant lots plus infill, re-development and some intensification of existing uses. This assumes no changes in zoning to prioritize housing. The result is low growth over 30 years but a worsening of the proportion of housing available compared to the supply of tourist accommodation.

Low Growth scenario:

- L. This illustrates what development might occur based on two assumptions: 1.) a low level of housing growth<sup>8</sup> of 826 new dwellings, and 2.) achieving a 60:40 ratio of housing to tourist accommodation units. For this scenario to come about, significant changes to the zoning of existing properties would need to be adopted. The growth for tourist accommodation might only allow for minor expansion of existing accommodation businesses. Undeveloped lands already zoned for tourist accommodation would need to be rezoned to a variety of residential uses only.

Medium Growth scenario:

- M. This illustrates what development might occur based on the following assumptions: 1.) low growth of tourist accommodation<sup>9</sup> of 563 new units, and 2.) new housing development to achieve a 60:40 ratio of housing to tourist accommodation units. This scenario would enable expansion of existing businesses and the addition of new tourist accommodation, but coupled with the construction of almost 1,500 new dwellings over 30 years.

<sup>8</sup> LUDS p.21 and Figure 7: 826 new dwelling is 54% of the low growth projection of 1,530 new households on the west coast between 2020 and 2050 – see note G.

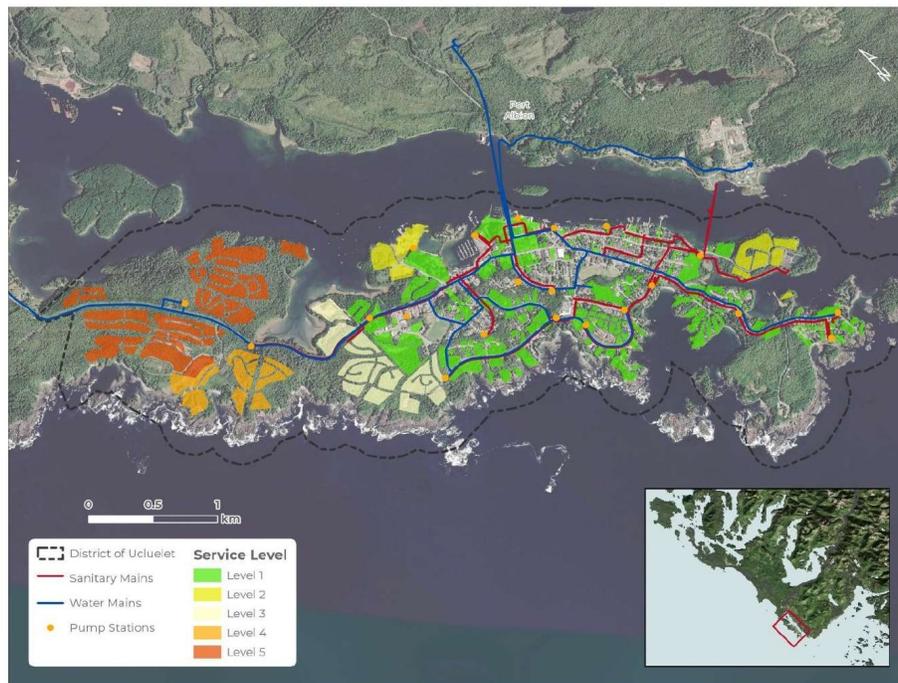
<sup>9</sup> LUDS Table 13 (p. 39)

High Growth scenario:

- N. This illustrates what development might occur based on the following assumptions: 1.) medium growth of tourist accommodation<sup>10</sup> of 1427 new units, and 2.) new housing development to achieve a 60:40 ratio of housing to tourist accommodation units. This scenario would see the construction of 2,674 new residential dwellings over 30 years.
- O. Servicing costs (water, sewer, roads, etc.) for expanding development into new areas of the municipality were assessed as part of the *2021 West Coast Land Use Demand Study*<sup>11</sup>. While the cost of new infrastructure to serve development should be borne by the developer, these cost estimates provide a rough idea of the scale of new infrastructure assets that the municipality would ultimately inherit and maintain.

	service level	infrastructure cost
Buildout Existing	Level 2	\$12 million
Low-Growth	Level 3	\$24 million
Medium-Growth	Level 4	\$35 million
High-Growth	Level 5	\$78 million

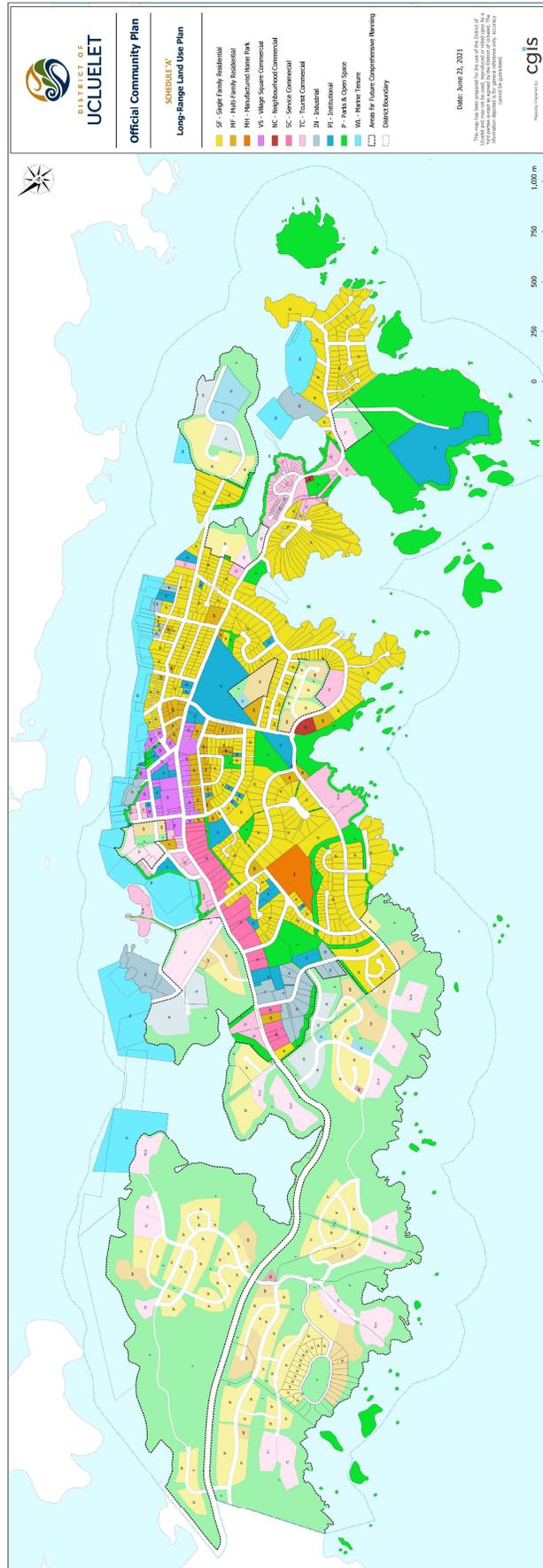
Figure 44: Service Levels of Vacant and Underutilized Lands in the District of Ucluelet



from *2021 West Coast Land Use Demand Study*

<sup>10</sup> LUDS Table 13 (p. 39)

<sup>11</sup> LUDS Figure 44 and Tables 67 – 69.



## Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 300 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:

housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

### Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, surfing and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet's challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a local work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuułuʔiłʔatḥ Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

**Policy 3.131 Short-term Housing Action Plan:**

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (completed 2019)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

community care, shelter, supportive and/or affordable housing uses;

- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.



Affordable Housing Policies:

**Policy 3.132** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

**Policy 3.133** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.134** Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments.

**Policy 3.135** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.136** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.137** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.138** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.139** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.140** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.141** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.142** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.143** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

**Policy 3.144** The District does not support strata conversion of previously-occupied rental housing units.

**Policy 3.145** Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

**Policy 3.146** Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

<p>Residential – Multi Family</p> <p>Smaller units in higher density, multi family areas are an important component of the District's affordable housing strategy.</p> <p>Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.</p> <p>Multi Family Residential Policies:</p> <p><b>Policy 3.147</b> Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;</p> <p><b>Policy 3.148</b> Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;</p> <p><b>Policy 3.149</b> Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;</p> <p><b>Policy 3.150</b> Explore the use of coach houses and forms of low- to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and</p> <p><b>Policy 3.151</b> Encourage the provision of underground or concealed parking and affordable housing units.</p> <p>Residential – Single Family</p> <p>The majority of housing in the District of Ucluelet is made up of detached single-family homes.</p>	<p>Single Family Residential Policies</p> <p><b>Policy 3.152</b> Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.</p> <p><b>Policy 3.153</b> Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.</p> <p><b>Policy 3.154</b> Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.</p> <p><b>Policy 3.155</b> Designate Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of the island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.</p> <p>This area is not intended for private marina or significant commercial, tourist commercial or resort development. Some light industrial uses may be introduced as a compatible transition between the sewage lagoons and residential areas.</p> <p><b>Policy 3.156</b> Encourage residential development adjacent to Spring Cove (e.g. former BC Packers site) in ways that maximise preservation of environmental and cultural values, fit with the natural setting and extend public access through the Safe Harbour Trail along the shoreline.</p>
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Residential – General

General Housing Policies

**Policy 3.157** Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

**Policy 3.158** Explore density bonuses for incorporating energy efficiency in existing and new buildings.

**Policy 3.159** Cluster residential units to preserve natural areas where possible.

**Policy 3.160** Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



### Future Comprehensive Planning Areas

Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

### Former Forest Reserve Lands

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this area is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining these values. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities restricted to servicing the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan but a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

**Policy 3.161** Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

**Policy 3.162** Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

**Policy 3.163** A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

**Policy 3.164** The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

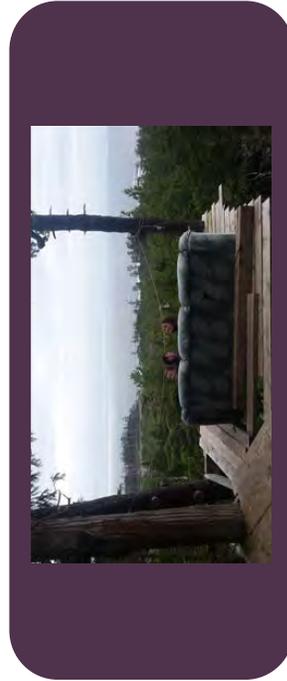
**Policy 3.165** Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, ecological landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

**Policy 3.166** The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

**Policy 3.167** Gates, guard houses, and other means of restricting public access are not permitted.



**Policy 3.168** Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

General Future Comprehensive Planning Area Policies

**Policy 3.169** Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

**Policy 3.170** The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

**Policy 3.171** The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community with potential for guest accommodation, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

**Policy 3.172** All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

**Policy 3.173** Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.



**Policy 3.174** Hypocus Island is currently zoned as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);

**Policy 3.175** Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

The Island is zoned as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Potential acquisition for designation as park land is also supported.

**Policy 3.176** The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.177** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.178** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.



## STAFF REPORT TO COUNCIL

Regular Council Meeting: October 26, 2021  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

**FILE NO:** 6480-20-2020-OC

**SUBJECT:** UCLUELET OCP BYLAW No. 1236, 2020 – CoW SCHEDULE

**REPORT NO:** 21-150

**ATTACHMENTS:** N/A

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### **RECOMMENDATIONS:**

1. **THAT** Staff be directed to move, and give notice, that the November 23, 2021, Regular Council Meeting and Special Committee of the Whole Meeting be held at the Main Hall at the Ucluelet Community Centre at 500 Main Street, Ucluelet, B.C.

### **BACKGROUND:**

The *Ucluelet Official Community Plan Bylaw No. 1236, 2020* (the "Bylaw"), has been under development since 2016. On October 12<sup>th</sup> Staff presented proposed amendments to the Bylaw, and tentative next steps which include a Committee of the Whole Meeting in November and a Public Hearing as early as December 1<sup>st</sup>. Council directed Staff to provide an analysis of growth options within the Bylaw's context and present the same at a Committee of the Whole Meeting.

Staff are recommending that the Committee of the Whole Meeting be conducted on November 23<sup>rd</sup> in the Main Hall and, subject to Council referral of the Bylaw, the public hearing be held at the January 11, 2022 Regular Council Meeting (also in the Main Hall). This change to the tentative schedule would allow additional time to advertise the Committee of the Whole Meeting and to obtain expert opinion on the subject growth analysis. The change in location would allow Council to host a greater level of in-person public participation.

Under the proposed amended schedule, Council could be in a position to adopt the Bylaw in January of 2022.

### **OPTIONS AND NEXT STEPS:**

If this approach is approved, the next steps would be as follows:

- Staff to draft the analysis of growth options informed by the *2021 West Coast Land Use Demand Study* in the context of the draft OCP and present the same on the District's website and at the Community Centre.
- **November 23, 2021:** Council to receive community input and discuss the growth analysis at the Committee of the Whole Meeting. Council to provide direction to Staff regarding any edits to the Bylaw.
- **December 14, 2021:** At this Regular meeting Council could review the Bylaw and consider:

- rescinding second reading of the Bylaw;
- giving second reading as amended;
- consider referral of the amended Bylaw to public hearing.
- **January 11, 2022:** Council could hold a public hearing and thereafter consider third reading of the Bylaw. Council would be in a position to adopt the OCP bylaw at this meeting.

Alternatively, Staff could strive to meet the tentative schedule previously presented. If this approach is taken, Staff still recommend holding the Special Committee of the Whole in the Main Hall. To do so, the following resolution is recommended:

***THAT** the November 2, 2021, Special Committee of the Whole take place at the Main Hall located at the Ucluelet Community Centre at 500 Main Street, Ucluelet, B.C.*

**Respectfully submitted:** Bruce Greig, Director of Community Planning  
Joseph Rotenberg, Manager of Corporate Services  
Duane Lawrence, Chief Administrative Officer



## STAFF REPORT TO COUNCIL

Regular Council Meeting: October 12, 2021  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

**FILE NO:** 6480-20-2020-OCF

**SUBJECT:** UCLUELET OCF BYLAW NO. 1236, 2020

**REPORT NO:** 21-146

**ATTACHMENTS:** APPENDIX A – UCLUELET OFFICIAL COMMUNITY PLAN BYLAW NO. 1236, 2020, DRAFT 7.2

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### **RECOMMENDATIONS:**

1. **THAT** staff be directed to provide an analysis of growth options informed by the *2021 West Coast Land Use Demand Study* in the context of the draft OCF; and,
2. **THAT** the draft OCF (along with the growth options) be presented for community feedback at a Committee-of-the-Whole meeting.

### **BACKGROUND:**

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

At its May 25, 2021, regular meeting Council discussed what was heard at the public hearing and directed staff to make a number of edits to the plan. At that time Council also indicated a desired timeline for the revised OCF to be brought back for further consideration in the fall. This report presents those edits to the OCF document.

Subsequently, the issue of the pace, amount and location of future growth has been raised on numerous occasions in the context of current development proposals, both by members of the public and Council. This report explores the option of seeking further discussion and input on this topic for potential incorporation into the OCF.

### **DISCUSSION:**

Changes to the content and substance of the OCF require that second reading of the bylaw (initially given February 23, 2021) be rescinded so that the document can be amended and then given second reading with those amendments incorporated. Another public hearing will be necessary as part of the process. Council may consider whether additional public input is also desired, prior to a public hearing, as outlined in the options discussed later in this report.

A. Edits to the draft:

The Schedule C: Parks and Trails Network plan has been amended to remove the future trail lines from the Kimoto, Nakagawa and BC Packers' properties.

The potential future trails shown at the north end of Little Beach, and also on the island west of Pass of Melfort Place and Kimoto Drive (see **Figure 1** and **Appendix 'A'**) have also been removed.

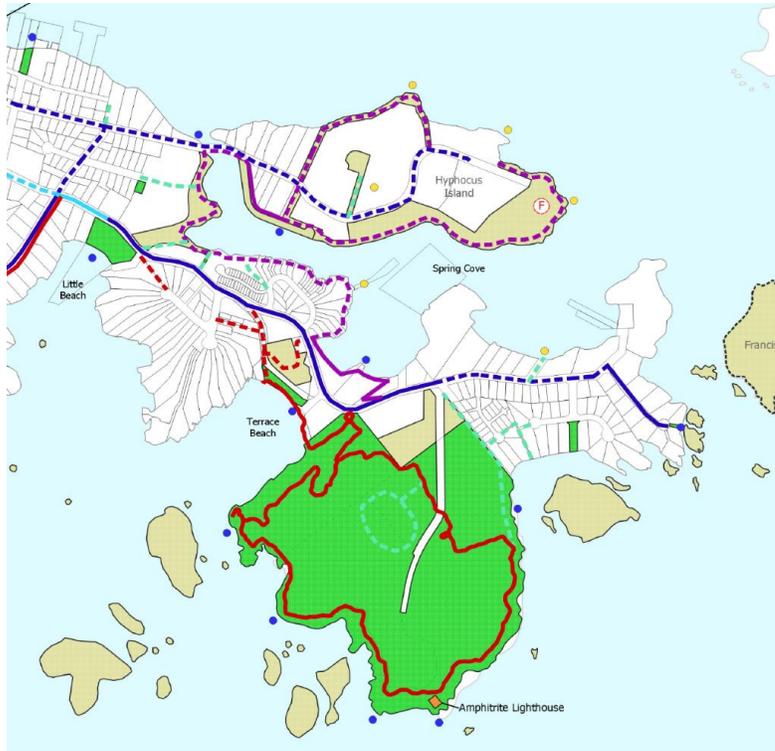


Figure 1 - excerpt from revised Schedule C:

A new policy 2.72.a has been inserted in the draft OCP document (see pages 28 and 29), which reads as follows:

***“Policy 2.72.a** Seek opportunities (for example with any future development proposal on adjacent lands) to connect a pedestrian trail from the north end of Little Beach up to the Wild Pacific Trail where it parallels Marine Drive. The trail should follow natural riparian corridors in this area, where possible.”*

The above edits follow the direction from the Council discussion in May.

**B. Growth and development:**

The issue of the overall pace and location of future growth has subsequently been raised on numerous occasions in the context of current development proposals, both by members of the public and Council.

While the issue of long-term growth was not a focus at the outset of this OCP review and update process, subsequent events and community experiences have perhaps brought the issue to the forefront.

The *2021 West Coast Land Use Demand Study* (LUDS) modelled three growth scenarios (low, medium and high) over a 30-year period for the communities on the west coast, including Ucluelet. This study was completed and presented to Council after the OCP bylaw initially received second reading.

It should be noted the LUDS is a study, not a policy direction.

The overall pace, location and amount of long-term growth in the community is commonly a central theme found in the policies within a community's OCP.

If Council wishes, a brief exploration of the LUDS growth scenarios in context of the draft OCP could be presented to Council for consideration and community discussion. Staff could present versions of the OCP Long Range Land Use plan (Schedule A), based on the modelling and assumptions in the LUDS, showing how the three growth scenarios might play out on the land base within the municipality over the 30-year time span considered in the OCP. The intent of this exercise would be to provide a focus for community discussion and, ultimately, direction by Council.

Ucluelet has a significant land base within the municipal boundaries that could potentially be developed. Adopting an OCP that accurately reflects the community's desired long-range vision for how much development is supported – and its acceptable locations – is important for community certainty and the long-range planning of municipal infrastructure, and its financing. The draft OCP already contains policies that would lead the District to defining in more detail its approach to managing the pace of growth in a regional context (see page 93). This is future work that would follow adoption of the OCP and might take place over the next two or three years – depending on Council priorities and also on regional partners. What is being suggested now is an immediate first step of exploring how much growth the community supports. This could inform current infrastructure planning and also those conversations on the regional scale.

Acknowledging the timeline of this OCP review and update, staff do not wish to unduly prolong the process; however we raise this issue because it appears to be a primary community concern, and because there is still an opportunity to include this analysis for consideration by Council and the community as part of the current process.

**OPTIONS AND NEXT STEPS:**

Having received an edited draft OCP, based on the direction of Council following the public hearing held in May, Council can provide direction on: first, whether to include additional analysis of growth options; and second, whether additional public input is desired before a public hearing.

The steps below, starting with the Council motions as recommended at the outset of this report, would include the additional analysis of growth scenarios and then include additional public input. Note the bulleted motions in steps C through H below would be considered at an appropriate later date:

Step	Council motion	Date (tentative)
A	1. <b>THAT</b> staff be directed to provide an analysis of growth options informed by the <i>2021 West Coast Land Use Demand Study</i> in the context of the draft OCP;	Oct. 12
B	2. <b>THAT</b> the draft OCP (along with the growth options) be presented for community feedback at a Committee-of-the-Whole meeting.	Nov. 2
C	<input type="checkbox"/> that, following the COW meeting, Council provide direction on edits to the draft OCP;	Nov. 9
D	<input type="checkbox"/> that second reading of the bylaw be rescinded;	
E	<input type="checkbox"/> that the draft OCP then be amended;	
F	<input type="checkbox"/> that the bylaw be given second reading as amended and then referred to a public hearing.	
G	<input type="checkbox"/> Public Hearing	
H	<input type="checkbox"/> Consider 3 <sup>rd</sup> reading & Adoption	Dec. 14

**[Recommended]**

Staff are recommending the above approach. The timeline is tentative (and tight) and can be adjusted - but could see the OCP adopted before the end of this year.

Alternatively, Council could consider taking the draft OCP in its current form directly to a public hearing. In that case Council could consider the following motions:

3. THAT second reading of *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be rescinded;
4. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be amended to include the changes as attached in Appendix A to the staff report dated October 12, 2021;
5. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be given second reading as amended; and,
6. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be referred to a public hearing.

In this case a public hearing could be held in mid to late November.

Another option would be seeking additional public input on the current (revised) draft OCP without additional analysis by sending it to a Committee-of-the-Whole meeting for further discussion prior to sending it to a public hearing. In that case, Council could consider the following two motions (with the other bulleted motions to follow at an appropriate later date):

7. THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be amended to include the changes as attached in Appendix A to the staff report dated October 12, 2021;
8. THAT the draft OCP be presented in a walk-through display ahead of a Committee-of-the-Whole meeting devoted to presentation, questions and discussion on the draft OCP (essentially, a Covid-safe alternative to a typical open house);
  - THAT, following the COW meeting, Council provide direction on any further edits to the draft OCP;
  - THAT second reading of *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be rescinded;
  - THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be amended to include the changes directed by Council;
  - THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be given second reading as amended; and,
  - THAT *Ucluelet Official Community Plan Bylaw No. 1236, 2020*, be referred to a public hearing.

This approach could follow a similar timeline as for the recommendations 1 and 2, above.

**Respectfully submitted:** Bruce Greig, Director of Community Planning  
Duane Lawrence, Chief Administrative Officer





## STAFF REPORT TO COUNCIL

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

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**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

**FILE NO:** 6480-20-2020-OCF

**SUBJECT:** UCLUELET OCF BYLAW No. 1236, 2020

**REPORT NO:** 21-86

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

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### **RECOMMENDATIONS:**

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

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

### **BACKGROUND:**

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

### **OPTIONS:**

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

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

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

Alternatively, Council could consider the following:

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

**Respectfully submitted:** Bruce Greig, Manager of Community Planning

**From:** [Alliance Holdings](#)  
**To:** [Community Input Mailbox](#)  
**Cc:** [Alliance Secretary](#); [Art Skoda](#); [Barb Beasley](#); [Barbara Schramm](#); [Dave DeJong](#)  
**Subject:** Fwd: SYLVIA please send - OCP public input January 20 from Alliance Holdings  
**Date:** January 13, 2022 6:14:44 PM  
**Attachments:** [Alliance Holdings Board Jan 11, 2022 letter re 2021 OCP public process.pdf](#)

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[External]

Dear Ucluelet Planning Department and District of Ucluelet Council

Attached is a letter from the Board of Alliance Holdings Ltd for input to the Official Community Plan as per the public hearing to be held on January 20th, 2022.

Thank you,  
Sylvia Harron  
Secretary, Alliance Holdings Ltd.

Alliance Holding Ltd. Board to District of Ucluelet Council  
RE: OCP public feedback

January 11, 2022

The Board of Alliance Holdings Ltd. would like to both **commend** and **object** to certain elements of our property profile on the 2020 draft of the Official Community Plan.

1. **We are very appreciative of the Planning Department's support for returning our land use to its original classification of Multi-family residential on schedule A.**
2. We object to the projected **Lyche to Cedar Road connection** (Policy 2.97) for the following reasons.
  - a. This road would require the removal of at least two and possibly three residential units currently on the proposed schedule A map. Traffic would also impact the quiet enjoyment of the remaining 11 residential units.
  - b. This road would bisect an irreplaceable forest with rich wildlife and bird habitat. Deer, wolves, bears and even otters transit through this refuge. Great Blue Herons, owls and nesting Eagles make this forest their home.
  - c. This forested hill also creates a wind buffer and scenic backdrop to the entire downtown core. Cutting through this green space would create hazardous wind throw risk to multiple properties in the area.
  - d. Alternative vehicle routes are just a half block away, only a minute further for vehicles to drive. Fish processing business in the Village Core should not influence the preservation of housing; commercial spaces are more suited elsewhere.

As follow through, we request Council support our section of town in two areas:

- First. Please request that the road connection between Cedar and Lyche Road be removed from the OCP.
- Second. Please request staff to work with Alliance Holdings in rezoning our property to align with the 2021 OCP (Multi-family residential zoning) without undue cost or infrastructure requirements to our housing cluster.

Sincerely,  
Board of Directors, Alliance Holdings Ltd.  
1910 Bay Street, Ucluelet, BC V0R 3A0

I am writing as a homeowner at 1954 Bay Street, on a property owned by Alliance holdings Limited (Lot 2, District Lot 282, Clayoquot District Plan 14846). Please consider this as my submission to the review of the 2020 Draft Official Community Plan in particular:

- Policy 2.95 Upgrade Peninsula Road in phases in the following sequence:
  - Main Street to Bay Street,
  - Bay Street to Lyche Road,
  - Lyche Road to Seaplane Base Road,
  - Seaplane Base Road to Forbes Road,
  - Main Street to Marine Drive and,
- Policy 2.97 As Development occurs, connect Cedar Road to Lyche Road.

Firstly, I would like to express my gratitude that the authors of the Draft Official Community Plan have listened to the homeowners on this property and have reclassified the Alliance Holding Limited property to its original classification of Multi-Family Residential. This is a great step forward in our pursuit of being returned to our original zoning.

I note that the Draft OCP expresses the community's values as Guiding Principles in decision making:

1. Create a complete community;
2. Create a compact and vibrant Village Square;
3. Develop and maintain quality parks, trails, recreation and community services for residents and visitors;
4. Build a sustainable local economy;
5. Maintain and enhance Ucluelet's unique character and preserve its heritage;
6. Protect natural areas ;
7. Increase transportation choice; and
8. Manage residential growth in balance with job creation and the provision of services.

I do, however, have concerns that the Draft OCP continues to indicate a proposed road that transects the Alliance Holdings Limited property, connecting Lyche Road to Cedar Road.

This proposed road is unnecessary and completely at odds with the values expressed in Guiding Principles 5 and 6. Further, it devalues our property and those of many of our neighbours.

The homes on the Alliance Holdings Limited property were placed here during WW II to serve as accommodation for officers of the regiment stationed here to protect the seaplane base. They are a visible part of Ucluelet's unique character and heritage. A road through the property would destroy at least two (2) and possible three (3) of these historic homes.

The forest on the Alliance Holdings Limited property is an island of green in a sea of buildings. It is highly visible as you drive into town and from many locations in the Village Green. It is the lush green visible as the background of the picture on page eight (8) of the Draft OCP taken from the government dock looking West. The proposed road would destroy dozens of trees and cut a slash through the hill and the forest. The fragmentation of this forest would be disastrous to the wildlife that use it for a refuge and travel corridor; eagles nest here, herons roost here, deer, bears and wolves transit through it. The forest is also invaluable as a windbreak creating a microclimate in the lee of the combined forest and hill. Cutting a slot through this hill and forest would expose Cedar Road to the full force of the westerlies and would expose Lyche Road to the full force of the easterlies.

I believe that part of the reasoning behind this planned connection is to improve access to the fish plant

for heavy truck traffic. This is a conflict between values and value. Is the economic value of a road connection worth more than the Draft OCP's Guiding Principles (values)? People's homes, trees and, wildlife versus dollars?

Noisy, heavy vehicles are inappropriate in residential areas such as Alliance Holdings Limited, Edgewater Estates Strata and, The Moorage condominiums.

In fact, the fish plant itself, although historically located where it is, is also inappropriate in a residential area or in the Village Green. The OCP itself describes this fish plant as the last of three (3) fish plants that operated in Ucluelet; the remnant of a declining industry. A fish plant would be more appropriately located in an area zoned as industrial, such as the seaplane base area where heavy trucks would have far better access without transiting residential and commercial areas. The space currently occupied by this plant is more appropriate to tourist commercial; a fine Village Green location for food services, accommodations, retail, tourist services, etc.

I am not suggesting that the fish plant should be moved but I am suggesting that destroying homes and vital ecosystems to service a declining industry is not appropriate. I fully support The Future Harbour Walk of Schedule C, extending the walking trail that currently borders the inner harbour so that it follows the waterfront to the Village Green area is more in line with the OCP's Guiding Principles (values). Get people out of their vehicles and walking about in a picturesque, typical fishing village area leading to the downtown area. The shortcut that follows a proposed road through the Alliance Holdings Limited property is inappropriate, unnecessary and, not particularly scenic or typical of a fishing village.

I hope you will consider my plea not to perpetuate this part of the OCP that proposes to put an unwanted, unnecessary and, inappropriate connecting road and trail joining Lyche Road and Cedar Road through the Alliance holdings Limited property. Please remove this connector from the OCP and from all drawings of the Alliance Holdings Limited property in the OCP. It is not aligned with the stated Guiding Principles (values) that the OCP purports to follow.

Respectfully,

Art Skoda  
1954 Bay Street  
Ucluelet, BC