

AGENDA

REGULAR MEETING OF COUNCIL

Tuesday, August 13, 2013

7:30 p.m.

**George Fraser Room, Ucluelet Community Centre
500 Matterson Drive,
Ucluelet, B.C.**

Council Members:

Mayor Bill Irving

Councillor Dario Corlazzoli

Councillor Geoff Lyons

Councillor Sally Mole

Councillor Randy Oliwa



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REGULAR COUNCIL MEETING AGENDA

August 13, 2013 at 7:30 pm
 George Fraser Room, Ucluelet Community Centre
 500 Matterson Drive, Ucluelet, BC

<p>CALL TO ORDER:</p>	
<p>ADOPTION OF MINUTES:</p> <p>July 09, 2013 Regular Council Minutes</p> <p>July 16, 2013 Public Hearing Minutes</p> <p>July 23, 2013 Special Council Minutes</p>	
<p>PUBLIC INPUT, DELEGATIONS & PETITIONS:</p> <p>D-1 West Coast Aquatic Update Jennifer Spencer, West Coast Aquatic</p>	
<p>CORRESPONDENCE:</p> <p>C-1 Bike Path Maintenance Request Tammi MacKinnon, 81 Thornton Road - Ucluelet</p> <p>C-2 Wickanninish Inn Pro-Am Sponsorship Request Keith Gibson, Long Beach Golf Course</p> <p>C-3 West Coast Restorative Justice Fee Waiver Request Myles Morrison, Coordinator for WCRJ Service</p> <p>C-4 Cedar St. / Cypress St. Zoning Request Sandra Leslie, Ucluelet</p>	
<p>INFORMATION ITEMS:</p> <p>I-1 Westcoast Aquatic Management Association Update Andrew Day, Managing Director</p> <p>I-2 Groundfish Processing and Allocation Proposal Bill Irving, Mayor - District of Ucluelet</p>	

<p>INFORMATION ITEMS (CON'T):</p> <p>I-3 Long Beach Area Reinforcement Project Update Stephen Watson, BC Hydro</p>	
<p>REPORTS:</p> <p>R-1 Expenditure Voucher G-14/13 and G-15/13 Jeanette O'Connor, CFO</p> <p>R-2 The Moorage Phase II, Amendment to existing DP Patricia Abdulla, Planning Manager</p> <p>R-3 Temporary Sign Application for 1705 Peninsula Road Patricia Abdulla, Planning Manager</p> <p>R-4 RZ#13-01, Proposal to Rezone 1601 Peninsula Road Patricia Abdulla, Planning Manager</p>	
<p>LEGISLATION: None</p>	
<p>COM-1 COUNCIL COMMITTEE REPORTS</p> <p>Councillor Dario Corlazzoli <i>Deputy Mayor October-December</i></p> <ul style="list-style-type: none"> ◆ Coastal Community Network ◆ Fisheries ◆ Signage Committee ◆ Ucluelet Chamber of Commerce ◆ Ucluelet Recreation Committee <i>(alternate)</i> ◆ Wild Pacific Trail <p>Councillor Geoff Lyons <i>Deputy Mayor April-June</i></p> <ul style="list-style-type: none"> ◆ Central West Coast Forest Society ◆ Food Bank on the Edge ◆ Local Marine Advisory Committee ◆ Ucluelet & Area Historical Society ◆ Clayoquot Biosphere Trust Society <i>(alternate)</i> ◆ West Coast Multiplex Society 	

<p>Councillor Sally Mole <i>Deputy Mayor July-September</i></p> <ul style="list-style-type: none"> ◆ Harbour Advisory Commission ◆ School Liaison <i>(alternate)</i> ◆ Ucluelet & Area Child Care Society ◆ Ucluelet Affordable Housing Society ◆ Ucluelet Recreation Commission ◆ Vancouver Island Regional Library <i>(alternate)</i> ◆ Westcoast Community Resources Society ◆ Coastal Family Resource Coalition 	
<p>Councillor Randy Oliwa <i>Deputy Mayor January-March</i></p> <ul style="list-style-type: none"> ◆ Parent Advisory Committee/Public School Liaison ◆ Sea View Senior's Housing Society ◆ Ucluelet Volunteer Fire Brigade ◆ Ucluelet/Provincial Emergency Program ◆ Vancouver Island Regional Library Board <p>Mayor Bill Irving</p> <ul style="list-style-type: none"> ◆ Alberni-Clayoquot Regional District ◆ Pacific Rim Harbour Authority ◆ Aquarium Board 	
<p>NEW BUSINESS:</p>	
<p>PUBLIC QUESTION PERIOD:</p>	
<p>ADJOURNMENT</p>	
<p>RESOLVE INTO CLOSED SESSION</p> <p><i>Notice: This meeting may be closed to the public only where items for consideration meet the requirements of Section 90 of the Community Charter.</i></p>	

DISTRICT OF UCLUELET
Minutes of the Regular Council Meeting
held in the George Fraser Room, 500 Matterson Drive,
Ucluelet, BC on June 11, 2013 at 7:30 pm

COUNCIL PRESENT:

Mayor Irving
Councillor Lyons
Councillor Mole
Councillor Oliwa
Councillor Corlazzoli

STAFF PRESENT:

Andrew Yeates, CAO
Morgan Dosdall, Recording Secretary

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Moved by Councillor Corlazzoli, seconded by Councillor Lyons to adopt the June 25, 2013 Regular Council minutes as presented.

CARRIED

ERRORS OR OMISSIONS:

- In New Business section, change "... attending the July 25, 2013 Federal Conservative BC Caucus" to "... meeting on July 25, 2013 with the Federal Conservative BC Caucus senior staff".

BUSINESS OUT OF MINUTES:

- Council requested status of sign to be erected at Junction. Council received a response that sign will be going up starting July 10, to be completed by the end of the week.
- Mayor provided an update on upcoming meeting with Federal Conservative BC Caucus senior staff asking that, if council or staff members wish to attend, to book time; Council is requesting appearance on the September 10, 2013 agenda.

PUBLIC INPUT, DELEGATIONS & PETITIONS:

None

CORRESPONDENCE:

C-1 Small Craft Harbour Liveboard Lease Application
Rich Parlee on behalf of Jared Fenwick

Moved by Councillor Corlazzoli, seconded by Councillor Lyons to approve the SCH Liveboard lease for Mr. Jared Fenwick.

CARRIED

C-2 Barkley Community Forest Transfer Request

Gary Johnsen, Director of Business Operations – Toquaht Nation

Moved by Councillor Lyons, seconded by Councillor Mole to accept the request on the understanding that the Toquaht Nation will pay any and all legal fees incurred.

CARRIED

C-3 Wyndansea Covenant Modification Request

Elke Loof-Koehler, Wyndansea Hotel Inc.

Moved by Councillor Lyons, seconded by Councillor Mole to receive correspondence item C-3.

CARRIED

Moved by Councillor Corlazzoli, seconded by Councillor Oliwa to write a letter to Ms. Loof-Koehler with succinct and actionable answers in response to itemized concerns 1 thru 3.

CARRIED

Moved by Councillor Lyons, seconded by Councillor Corlazzoli that appropriate members of council and staff meet with Ms. Loof-Koehler's investors.

DEFEATED

Moved by Councillor Lyons, seconded by Councillor Corlazzoli that no more than two members of Council and staff, as appropriate, be prepared to meet to discuss with Wyndansea Development Corp. and any other developer regarding what the District of Ucluelet is prepared to offer for inviting developers into Ucluelet.

CARRIED

Mayor Irving requests a meeting of the Planning Committee and staff to discuss the response to Wyndansea.

INFORMATION ITEMS:

I-1 EMCON Update on Hwy 4 Maintenance

Oliver Watson, Operations Manager – EMCON Services Ltd.

Moved by Councillor Lyons, seconded by Councillor Corlazzoli to receive information item I-1.

CARRIED

REPORTS:

R-1 Expenditure Voucher G-13/13

Jeanette O'Connor, CFO

Moved by Councillor Corlazzoli, seconded by Councillor Mole to receive Expenditure Voucher G-13/13.

CARRIED

R-2 Co-op Gas Bar Development Permit

John Towgood, Planning Assistant

Moved by Councillor Lyons, seconded by Councillor Corlazzoli to receive report R-2 and approve recommendations 1 and 2.

CARRIED

LR-1 Japan Love Project and Marine Debris Program Summary

Karla Robison, Environmental and Emergency Services Manager

Moved by Councillor Lyons, seconded by Councillor Oliwa to receive report LR-1 and approve recommendations 1 through 5, and the proposed thank-you letters to be issued.
CARRIED

LR-2 New Zoning Bylaw No.1160, 2013

Patricia Abdulla, Building and Planning Manager

Moved by Councillor Lyons, seconded by Councillor Oliwa to receive report LR-2 and approve recommendations A through D.
CARRIED

B-1 District of Ucluelet Zoning Bylaw No.1160, 2013

Moved by Councillor Corlazzoli, seconded by Councillor Lyons to approve first reading of the 'District of Ucluelet Zoning Bylaw No. 1160, 2013'.
CARRIED

LEGISLATION:

None

COMMITTEE REPORTS:

Councillor Dario Corlazzoli

Signage Committee

- Junction sign will be completed by week's end; remaining signs to be installed the following week

Fisheries

- Conference call July 4, 2013
- Report that season has started strong; traditional start is end of July
- Concern with where fish are being caught and landing: four Canadian factory ships diverting 50% of catch to Vancouver, diverting fish from being processed at Ucluelet plants

Wild Pacific Trail

- Trail is moving forward on schedule

Councillor Geoff Lyons

Food Bank on the Edge

- Planning the Ukee Days breakfast at the UAC Hall; has suffered poor turnout in previous years; if this year is not successful, event will no longer take place

Westcoast Multiplex Society

- Will be meeting this week

Councillor Sally Mole

Ucluelet Recreation Commission

- Met July 2, 2013
- Parks and Recreation Master Plan first draft will be ready for presentation at council meeting in August
- Currently planning Ukee Days
- Discussing setup of a sub-committee comprised of youth interested in moving forward with skate park

Mayor Bill Irving

Eric Russcher

- Mr. and Mrs. Russcher moving to Port Alberni. Going away celebration held in their honour to acknowledge their many contributions to the community

Dr. James Lunney and the Honourable Peter Van Loan

- Local MP, Dr. Lunney, and Peter Van Loan, Minister of Public Safety, visited the area in part to make announcements regarding federal funding, including \$5.5 million upgrade to Tofino-Ucluelet airport for runway re-surfacing and new equipment
- Met as Council with Dr. Lunney to bring up issues including fisheries management and job creation (500-600 positions at fish processing plants)
- Met with Mr. Van Loan to discuss closure of Coast Guard on the west coast and ask for his support in reversing the closure

Moved by Councillor Corlazzoli, seconded by Councillor Mole to receive all reports.

CARRIED

NEW BUSINESS:

Ukee Days Noise Bylaw and Road Closure

- Report to Council from Abby Fortune, Director of Recreation

SOFI Report

- Statement of Financial Information annual report is available for public viewing at the District office

RCMP

- New signage for Peninsula Rd. is on its way and will be installed by the Ministry of Highways
- Sign on Bay St. must be moved by staff if they want it moved, as it resides on District road allowance; RCMP recommends moving it to the bottom of the street, at the corner, for better visibility
- RCMP requested council write a letter regarding RCMP contribution for cenotaph funding that can be used to request the funds
- RCMP requested letter from council to request that extra staff be made available in the summer months, to share between Tofino and Ucluelet, to manage the influx of tourists
- Caution to the community that there has been a rise in attempted break-ins lately

Water Tower

- With the Ucluelet water tower slated for painting this year, there opportunity to do something creative to beautify it or promote the District in some way
- Currently looking at wrapping options to display marketing material that is changeable

Council requests that staff provide them with an update as to the status of the replacement of the Tugwell Field sign, which was slated for replacement three years ago.

Moved by Councillor Mole, seconded by Councillor Corlazzoli to approve recommendations 1 through 5 of the 'Ukee Days Noise Bylaw and Road Closure' report.
CARRIED

Moved by Mayor Irving, seconded by Councillor Mole to write a letter for the Ucluelet RCMP detachment to support the request for cenotaph funding.
CARRIED

Moved by Councillor Corlazzoli, seconded by Councillor Mole to write a letter to the BC provincial RCMP division requesting additional RCMP staff for the summer season, to be shared with the District of Tofino.
CARRIED

Moved by Councillor Corlazzoli, seconded by Councillor Lyons to direct staff include as part of the Regular Council agenda packages, on a quarterly basis, a list of all motions and their status to-date.
CARRIED

PUBLIC QUESTION PERIOD

None

ADJOURNMENT:

Mayor Irving adjourned the regular council meeting at 8:23 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, July 9 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

 Bill Irving
 Mayor

 Andrew Yeates
 CAO

DISTRICT OF UCLUELET

PUBLIC HEARING

Minutes of the Public Hearing
held in the George Fraser Room, 500 Matterson Drive,
Ucluelet, BC on July 16, 2013 at 7:00 pm

COUNCIL PRESENT:

Acting Mayor Mole
Councillor Lyons
Councillor Oliwa
Councillor Corlazzoli

STAFF PRESENT:

Jeanette O'Connor, Acting CAO
Patricia Abdulla, Manager of Planning
Morgan Dossdall, Recording Secretary

CALL TO ORDER:

Acting Mayor Mole declared the Public Hearing open at 7:00 pm.

PUBLIC HEARING PROCEDURE:

Acting Mayor Mole explained that the purpose of a Public Hearing is to hear representations from persons who deem their interest in property affected by the bylaws, as outlined in the Notices of the Public Hearing. Acting Mayor Mole advised that the Notice of the Public Hearing has been advertised and is distributed to those present together with a copy of the rules that will govern the hearing. Council will listen to representations on the matter in the Notice of Public Hearing and may answer pertinent questions, but will not debate any issue. Council will not make any decision on any matter at the Hearing.

Rules Governing Public Hearings

- a) As provided for in the *Local Government Act*, the Council is required to hold a Public Hearing before adopting an Official Community Plan Bylaw, Zoning Bylaw or amendments thereto.
- b) At a Public Hearing, all persons who deem their interest in property affected by the proposed bylaw shall be afforded an opportunity to be heard on matters contained in the bylaw.
- c) The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaw as adopted.
- d) At a Public Hearing the Council is under no obligation to enter into a debate on any issue. The purpose of a hearing is to hear representations, which will later be considered by the Council in a regular meeting.

BYLAWS:

1. Zoning Amendment Bylaw No. 1156, 2013

Jeanette O'Connor, Acting CAO, read Zoning Amendment Bylaw No. 1156, 2013

2. Written Submissions

Jeanette O'Connor, Acting CAO, read written submissions

- ❖ Mr. Roger Gudbranson; 1974 Athlone Road - *opposed Bylaw 1156, 2013*
- ❖ Mr. Glenn Downton; Ucluelet Coop - *opposed Bylaw 1156, 2013*
- ❖ Mr. Leif Hagar, and petition; 1601 Peninsula Road - *supported Bylaw 1156, 2013*

3. Public Representations

Acting Mayor Mole asked a first time if there are any representations from the public regarding Bylaw No. 1156, 2013.

There were no comments from the public.

Acting Mayor Mole asked a second time if there are any representations from the audience regarding Bylaw No. 1156, 2013.

There were no comments from the public.

Acting Mayor Mole asked a third and final time if there are any representations from the audience regarding Bylaw No. 1156, 2013, and explained that Council cannot receive any further verbal or written submissions after this point.

- ❖ Mrs. Joey Edwards, 1589 Peninsula Road - *Supported Bylaw 1156, 2013*
- ❖ Mr. Tom Petrowitz, 1160 Coral Way - *Supported Bylaw 1156, 2013*

ADJOURNMENT:

Acting Mayor Mole closed the Public Hearing for Zoning Amendment Bylaw No. 1156, 2013.

Acting Mayor Mole adjourned the Public Hearing at 7:21 pm.

**CERTIFIED A TRUE AND CORRECT
COPY** of the Minutes of the Public
Hearing held on Tuesday, July 16 at 7:00
pm in the George Fraser Community
Room, 500 Matterson Road, Ucluelet, BC.

Bill Irving
Mayor

Jeanette O'Connor
Acting CAO

DISTRICT OF UCLUELET
Minutes of the Special Council Meeting
held in the George Fraser Room, 500 Matterson Drive,
Ucluelet, BC on July 23, 2013 at 3:30 pm

COUNCIL PRESENT:

Mayor Irving
Councillor Lyons
Councillor Mole
Councillor Oliwa
Councillor Corlazzoli

STAFF PRESENT:

Jeanette O'Connor, Acting CAO
Patricia Abdulla, Planning Manager
Morgan Dossall, Recording Secretary

CALL TO ORDER:

Mayor Irving called the meeting to order at 3:31 pm.

APPROVAL OF MINUTES:

N/A

PUBLIC INPUT, DELEGATIONS & PETITIONS:

N/A

CORRESPONDENCE:

None

INFORMATION ITEMS:

- I-1 VIEA Membership and Conference Bursary (ICE-T)**
- I-2 Barkley Community Forest Update**
- I-3 Tofino Seniors Housing Project Update**

Moved by Councillor Lyons, Seconded by Councillor Oliwa to receive information items I-1 through I-3.

CARRIED

I-2:

Moved by Mayor Irving, Seconded by Councillor Corlazzoli to draft a response letter relating appreciation and accepting offer.

CARRIED

I-3:

Write letter in response stating appreciation of offer and asking whom to contact for Pacific Rim Community Society.

REPORTS:

None

LEGISLATION:

None

COMMITTEE REPORTS:

None

NEW BUSINESS:

Location of Helipad: Tofino Hospital or Airport

- Three proposed locations: Tofino Hospital, Tofino Coastguard Station, and Airport
- Discussion of possible advantages/disadvantages to proposed locations; airport has high number of advantages overall, including funding possibilities

Groundfish Management Position

- Draft proposal for Minister ...

School Global Education - Guatemala

- Offer \$1000 for trip to Guatemala, \$500 as a bursary, and \$500 to use at their discretion
- Invite group to present to Council in coming months to present on their trip (goals, visions) and how they intend to use their grant

Ukee Days

- Council to volunteer to help cook Sunday morning

UBCM

- Discussion of meetings to attend, topics of interest, members to attend

Tofino on Ucluelet Sign

- Tofino Councillor Baird quoted in The Westerly with criticisms of new District sign at Tofino-Ucluelet Hwy junction
- Council to ask Tofino to invite District of Ucluelet to a joint council meeting

Brushing on Bike Path

- Have received concerns from public on funds spent to maintain ditches along Tofino-Ucluelet Hwy that may not fall within District, and growth of Alders along route that will become an issue when they are too tall
- Refer to staff to bring to next regular Council meeting information to develop a management plan for Alder and Scotch Broom removal

Update on St. Aiden's

- ❖ Council received verbal report from Patricia Abdulla on re-zoning application for St. Aiden's church

Business Signage

- Council received complaint from Ucluelet Rent-It Centre regarding a neighbouring business displaying banner signage
- Resolution to defer issue to next regular council meeting for decision when arraigned business' sign application is received

Moved by Mayor Oliwa, Seconded by Councillor Corlazzoli to refer discussion of Tofino Councillor Baird's comments in The Westerly (July 18, 2013) regarding the new "Welcome to Ucluelet" sign at Tofino-Ucluelet Hwy junction to August 13, 2013 Regular Council meeting .

CARRIED

Moved by Mayor Corlazzoli, Seconded by Councillor Oliwa to direct staff to prepare a report for the next Regular meeting of Council (August 13, 2013) outlining the policy on, and feasibility of, Alder and Scotch Broom management (or related information thereto) and a report on the issue of maintenance of the bike trail as it exits the District, specifically discussing the maintenance responsibilities of the District and possible solutions to the cross-jurisdictional challenges of this area.

CARRIED

PUBLIC QUESTION PERIOD

None

ADJOURNMENT:

Mayor Irving adjourned the regular council meeting at 4:44 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, July 23 at 3:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

Bill Irving
Mayor

Jeanette O'Connor
Acting CAO



DISTRICT OF UCLUELET

Request to Appear as a Delegation

All delegations requesting permission to appear before Council are required to submit a written request or complete this form and submit all information or documentation by 11:00 a.m. the Wednesday preceding the subsequent Council meeting. Applicants should include the topic of discussion and outline the action they wish Council to undertake.

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

Please arrive by 7:20 p.m. and be prepared for Council meeting. The Mayor (or Acting Mayor) is the chairperson and all comments are to be directed to the chairperson. It is important to address the chairperson as Your Worship or Mayor Irving.

The District Office will advise you of which Council meeting you will be scheduled for. For more information contact Jeanette O'Connor, CFO at 250-726-4771 or email; info@ucluelet.ca

Requested Council Meeting Date: *August 13, 2013*

Organization Name: *West Coast Aquatic*

Name of Presenter: *Jennifer Spencer*

Name of Applicant if Other than Above:

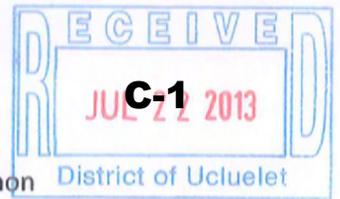
Contact Phone Number & Email: *250.731.4070 - Jennifer@westcoastaquatic.ca*

Mailing Address with Postal Code: *#3, 4310 – 10th Ave, Port Alberni, BC V9Y 4X4*

Audio/Visual requirements: Laptop **YES** Projector **YES** Screen **YES**

Topic: *Marine Planning in Barkley Sound: Opportunities and steps forward for planning collaboratively; Updates on technical planning reviews*

Action You Wish Council to Take: *(1) Provide clear direction on how WCA will work with District of Ucluelet staff on marine planning; and (2) given it is agreed WCA and the District will collaborate on planning, we would like an assigned timeline and a date to report progress back to Council*



July 22, 2013

District of Ucluelet
P.O. Box 999
200 Main Street
Ucluelet, BC V0R 3A0
Attention: Mayor and Council

Tammi MacKinnon District of Ucluelet
P.O. Box 451
81 Thornton Road
Ucluelet, BC V0R 3A0
726-4432
August 13, 2013

**RE: ACRD Taxation for Bike Path Maintenance
Request for Input/Consideration about Current Maintenance Activity**

Dear people,

On the stretch of bike path that is within the Alberni Clayoquot Regional District Area "C" (ACRD), which is approximately 3 kms in length, our taxes (South Long Beach Path Parcel Tax) have doubled this year.

While the grass is being cut, perhaps staff could also cut Alder trees, salal, salmon berry, Himalayan black berry, and the other tough growing vegetation, right- to- the-ground, to eradicate the vegetation. Pruning this type of vegetation only encourages it to grow heavier, and larger. Staff could also help preserve the life of the bike path by not driving trucks or other heavy vehicles on it.

There are a few places on the bike path where roots have grown through the pavement, and they make for a bumpy ride for the cyclists and baby carriages, and are a trip hazard for the pedestrians . Drainage is required beside the bike path where Port Albion Road meets the Tofino Ucluelet Highway. The ground between the bike path and the Highway is often very wet and mucky to walk through.

During heavy rains the north end of the bike path is frequently flooded with water running from the Highway ditched side of the bike path to the other and passage by foot is impossible without boots. This water flow has also undercut the side of the bike path in places.

We love the bike path but don't want to see our taxation costs continually increase. If maintenance is completed in combination with grass cutting, we would feel better served for our contribution. Thanks for your consideration.

Respectfully submitted,

Tammi MacKinnon

Cc: Tony Bennett – Area "C" ACRD Representative - tonben1@telus.net
Russel Dyson – ACRD Administrator - rdyson@acrd.bc.ca



**Bike Path Pavement Damage – tree roots that have lifted pavement surface creating hazards.
Location is between Willowbrae Road and Millstream Subdivision along Tofino Ucluelet Highway.**

Upper left – looking north from south side of driveway. Upper right – same location looking south from north side of driveway. Lower left- same location looking north from north side of driveway. Lower right – other location looking south at pavement cracking just north of Millstream subdivision.

August 13, 2013

Dear High school and Pro-Am Supporter:
2013

Each year we look forward to the Wickanninish Inn Pro-Am as our premier tournament, and as the venue that gives back the most to our community. As a past supporter or potential new supporter of the Wickanninish Inn Pro-Am we are again asking for your support.

As you may be aware, the proceeds from the Wick Inn Pro-Am go directly to the local high school in support of their extra-curricular activities. These funds allow the sports and academic teams to buy supplies and arrange transportation for competitions and field trips. Without this money these students would not be able to compete in sporting events or other competitions, as the government funding for these purposes is virtually non-existent.

Last year, with your support the Wick Inn Pro-Am raised over \$25,000 in support of the local high school. In the last 8 years, we have managed to raise over \$110,000 for this specific cause. This tournament is by far the single greatest benefactor of the school and its extra-curricular programs, and continues to grow.

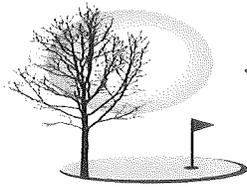
By way of support, we are asking you for a **\$200 dollar "hole" sponsor**. **This sponsorship includes signage used on the golf course during the event, as well as published acknowledgement in the local newspapers, a Facebook post and a Twitter post, and recognition at the prize presentation, and exposure with local media outlets.** The tournament, held this year on Friday, September 6th, will be attended by 35 club professionals from the Island and the mainland as well as an estimated 100 additional golfers, which is sells out quickly due to its popularity. The bottom line is this: the more sponsors we get the more money we can give to the kids at the school.

We are glad that we can count on you for your support of this year's event. If you have any questions, please don't hesitate to call me.

Thank you in advance,



Keith Gibson (Gibby)
Long Beach Golf Course
Ucluelet High School Supporter
250 725 3332



Long Beach
GOLF COURSE
TOFINO • UCLUELET • CANADA

Date:
August 1, 2013

Invoice/Receipt No. WPA2013

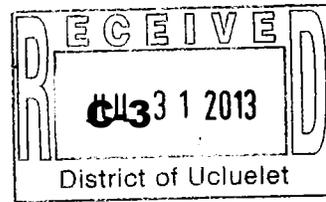
From:
Long Beach Golf Course
1850 Pacific Rim Hwy
PO Box 998, Tofino BC VOR 2Z0
Tel. 725.725.3332
Fax. 250.725.3302

Bill To:
Wickaninnish Inn Pro Am 2012 Supporter

Quantity	Description	Unit Price	Total
1	Hole Sponsor	200.00	200.00
	Includes Promotional Signage and tax		
	Twitter and facebook post		
	Posting in westerly		
		Subtotal	200.00
		Taxes	0
		Total	200.00

Thank you for Your Support!

Payable to:
Longbeach Golf Course
BOX 998 TOFINO BC
VOR2Z0



July 31 2013

PO BOX 836
Ucluelet BC
V0R 3A0

District of Ucluelet Mayor and Council
200 Main Street
Ucluelet

Dear Mayor Irving and Council,

We have booked two consecutive three day Restorative Justice Training and Education Facilitators Courses in an activity room at the Ucluelet Community Centre October 4, 5, 6 and 7, 8, 9 of 2013.

The first 3 days will be Community Forum Restorative Justice Facilitator Training.

The second 3 days will be Peacemaking Circles. We are very excited to have this advanced form of Restorative Justice Facilitation and Education here. This resource will prove invaluable to our communities.

Participants will be able to take either or both courses. There is much talk and interest.

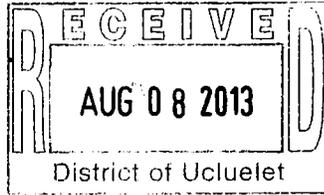
We are working hard to have costs covered by grants and in kind as we have little or no budget. We ask that you please wave the room fees for the activity room for this Restorative Justice Training October 4, 5, 6 and 7, 8, 9 of 2013?

We would also be honored if the Mayor would again do the official opening for us. Thank you Mayor Irving for your excellent and much appreciated job opening our last session.

Thanks for your time and consideration,


Myles Morrison
Co-ordinator
West Coast Restorative Justice Service
Email mmmmm@telus.net Text 250-618-2481 Phone 250-726-2313

To:
Ucluelet Village Council
200 Main St.,
Ucluelet, B.C.
Attention: P. Abdulla



From: Sandra Leslie and neighbours
1785 Cypress St.
Ucluelet, B.C.
August 8, 2013.
sleslie@ukcecabl.net

Dear Council Members,

I am writing this letter to request that you include the term 'residential' in your list of uses for land included in the village square designation. Currently a residential designation is excluded from the list of uses for the area. This impacts my property and my neighbours properties on both Cedar St. and Cypress Street. It impacts us because future uses of the land specifically excludes residential use. If my house were to burn down I could only sell the land as commercial or at best residential/commercial. This requirement deters buyers from buying a current residence because:

- a) there are stricter controls on renovations for these properties
- b) the new homeowners would have to pay commercial tax rates (specifically on 1746 Cedar, possibly on other properties as well)
- c) If their homes were to burn down they could not rebuild a family home.

As well, mortgages to build commercial properties on Cedar and Cypress streets would be very difficult to get as there is no shortage of commercial spaces in our town. (Currently there are 23 commercial spaces that are empty and offered for lease in town.)

Thank- you for considering this issue. I look forward to hearing your reply.

Sandra Leslie
Neighbours-

DAVID + PATRICIA TARON 1774 CEDAR RD. David & Patricia Taron Po Box 157
STEPHEN + ARLENE WINPENNY 1746 CEDAR RD. S. Winpenny

To: Andrew Yeates
Subject: RE: WCA Update re economic development contract

I-1

From: Andrew Day
Sent: August-01-13 11:44 AM
To: 'Andrew Day'
Cc: 'Ken Watts'; 'Cliff Atleo'; 'Cindy Solda'; 'Josie Osborne'; Bill Irving; 'Eric Geall'; 'John Douglas'; 'Ted Lewis'
Subject: WCA Update re economic development contract

Dear Board members and partners,

In June, Westcoast Aquatic Management Association submitted a bid on a federal contract to deliver marine-related economic services to a number of WCVI communities.

This morning WAMA received notification that its bid was successful.

Congratulations and thank you to those who have supported this initiative, including the Nuu-chah-nulth Tribal Council and Alberni-Clayoquot Regional District. Thanks also to DFO for responding positively to the bid.

There is much to be done and some administrative details that will need to be worked through in August. Given vacation schedules etc., we'll convene a meeting in September of the relevant communities.

This has been a long haul and it is great to see things finally landing. Feel free to phone if you have any questions.

Best wishes,

Andrew

Andrew Day, LLB, Ph.D
Managing Director
West Coast Aquatic
3-4310 10th Avenue
Port Alberni, BC, V9Y 4X4
250-720-6815
www.westcoastaquatic.ca

Council Meeting Date: August 13, 2013

Subject: Groundfish Processing and Allocation Proposal

As the groundfish industry has evolved, Ucluelet has become a major centre for landing and processing of groundfish. This trend is increasing. During this time of change, municipalities are not always accepted as partners in maintaining this industry nor is there a clear direction to maximize the national and regional opportunities inherent in these fisheries.

Over the years the District of Ucluelet has played a significant role in ensuring community involvement in the development of the Groundfish Industry. We have had representation on the Fisheries Advisories since the inclusion of communities being invited to the table, and most recently as part of the Coastal Community Network.

The District of Ucluelet has provided several suggestions to reinforce the importance of this industry to our coastal community, and that reasonable assurance of the fisheries sustainability are necessary to justify the large infrastructure services our municipality builds and maintains to support the industry.

Past recommendations:

- That the Federal Government prioritize on-shore processing of groundfish
- That communities participate on fisheries management and advisory boards
- That 10% of allocation be connected to economic stability, workers, and communities

Present Recommendations, for consideration:

A) In that Joint Ventures and off-shore processing may have a place in harvesting plans and:

In that the Fisheries Minister has affirmed on-shore processing as a priority and:

In that off-shore processing is not subject to the same handling requirements as on-shore processing .

Recommendation:

It is recommended that Joint Venture and off-shore processors pay a premium on harvested and processed tonnage that is 1.25 times the relevant operating costs of on-shore processors.

B) In that municipalities which have processing industries or fleet services in their communities maintain large, costly marine infrastructures and:

In that these large infrastructure investments need some reasonable assurance of long term stability.

Recommendation:

It is recommended that municipalities have specifically designated seats at all Federal or Industry Groundfish Panels/Boards or Advisories. These seats will be allocated based on the average potential delivered tonnage to those communities. For example, 1 seat for every 15,000 tons delivered to a community.

C) In that Canadian quota is bought and sold nationally and internationally and:

In that many nations are trying to regain control over their allocation and:

In that Canada and coastal communities would like to ensure national and regional benefits from the harvest of this allocation.

Recommendation:

It is recommended that when a quota is sold that 10% of the quota be returned to Canada and communities adjacent to the resource to provide for long term economic stability and opportunities.

FOR GENERATIONS

Stephen Watson

Stakeholder Engagement Advisor
BC Hydro
PO Box 1500, 400 Madsen Road
Nanaimo, B.C. V9R 5M3
Phone: 250-755-4795
Fax: 250-755-7120
E-mail: steve.watson@bchydro.com

July 26, 2013

Mayor and Council
District of Ucluelet
PO Box 999,
Ucluelet, BC, V0R 3A0

E-mail: info@ucluelet.ca

Dear Mayor Irving and Council:

I would like to provide an update on our Long Beach Area Reinforcement Project. Council was provided a project presentation last fall, and in March 2013, I provided the District with a letter advising the selection of the project alternative. The estimated project cost of about \$52 million and new substations in-service date of summer 2015 remain unchanged.

BC Hydro would like to take this opportunity to talk about how we mind our footprint, specifically the issue of spill containment and the environment, both during construction and post-construction. The biggest point I would like to convey is the new Long Beach Substation will be better designed for spill prevention over the existing station. We appreciate there is interest on this issue given the District's long-term goals of maintaining good water quality from the Lost Shoe Creek Aquifer.

In advance and during the construction phase, BC Hydro will develop a construction environmental management plan (CEMP) that all contractors must abide by. There will be a site environmental monitor to ensure this plan is followed. At a high level, the CEMP would consist of component plans that include, but are not limited to:

- Emergency Spill Response, Containment and Management:
 - Provides best management practices relating to prevention of spills, such as spill containment under vehicles/equipment to capture oil droplets; and
 - Provides spill response procedures and emergency contacts.
- Hazardous Materials Management:
 - Hazardous materials assessment to be conducted prior to dismantling of equipment; and
 - Following the assessment, hazardous material plans will be developed to ensure that material is handled according to applicable legislation.
- Contaminated Sites Management:
 - Identifies areas of potential contamination in soil and groundwater; and

- Provides guidance on the appropriate handling and disposal of contaminated media. Note that BC Hydro is not aware of any significantly contaminated soils at the Long Beach Substation site.
- Surface Water Quality and Sediment Control Plan:
 - Requires that an Erosion and Sediment Control Plan be developed, and monitored for effectiveness; and
 - Provides prescriptive guidance on monitoring of water quality based in BC Approved Water Quality Guidelines.
- Waste Management Plan:
 - Overarching plan providing guidance on the collection, sorting and disposal of waste, including construction waste and vegetation debris; and
 - Describe procedures for responding to and reporting incidents involving releases of hazardous waste.
- Environmental Monitoring Program (EMP):
 - Provides the requirements to inspect, evaluate, and report on the environmental protection measures during construction; and
 - Identifies the type and frequency of monitoring and inspections, data collection requirements, methodologies to employ, and protocols to follow.
- Site Restoration Plan:
 - Site Restoration Plan provides protocols and procedures for restoration of sites in a manner that is environmentally sound; and
 - Provides a plan to re-vegetate the site to prevent erosion following construction.

Under the CEMP, the more detailed plans listed above will also include the contractors' Environmental Protection Plans (EPPs), which will be developed to address specific sites and / or activities – including issues relating to the Lost Shoe Creek Aquifer. These EPPs will incorporate specific BC Hydro best management practices and work procedures to be implemented during construction, and will be approved by BC Hydro prior to the commencement of works.

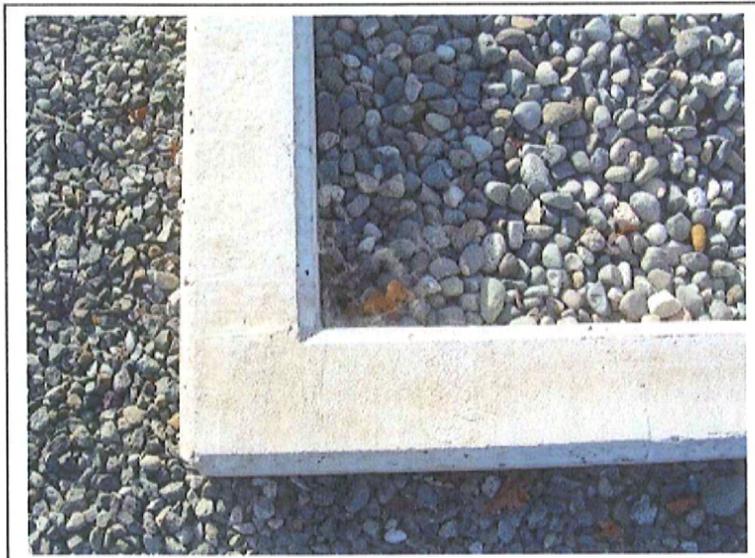
BC Hydro would be pleased to share the draft CEMP, for example, with the District and the ACRD prior to it being finalised for the construction work next summer.

Now let's turn to the operations period. Once the new substation is complete, the biggest spill prevention measure will be the concrete pad that will be in place for each transformer and contain any possible operational spills. The two existing Long Beach Substation transformers, which will be removed, do not have these concrete containment pads. These pads (pictured on next page) are designed to handle large volumes of oil and rainwater, even firefighter water. We use smooth pea gravel to better allow any spilled oil to migrate down into the containment area versus gravel crush – crush is only used on the outside to allow for good vehicle service movement within the substation. Pumps are then used to separate the oil from the water.

I would also like to advise that the oil inside the transformers, which act as a cooling agent, is mineral-oil based, and as such is not heavy oil. The transformers also have low oil pressure alarms so that BC Hydro crews can respond to potential problems quickly.

FOR GENERATIONS

Overview: The first picture shows a transformer in Qualicum Beach being loaded onto a concrete containment pad. The second picture shows the difference between gravel crush and the pea gravel that's placed within the concrete containment pit.



Should Council or staff have any questions, or the need to have a meeting to further discuss, please give me a call or email.

Sincerely,



Stephen Watson

CC Charles Young, Project Manager, LBAR Project, BC Hydro
Tony Bennett, Area Director, Alberni-Clayoquot Regional District

District of Ucluelet
Expenditure Voucher

G-14/13 and G-15/13

Date: August 8, 2013

Page: 1 of 10

CHEQUE LISTING:

AMOUNT

Cheques: # 19270 - # 19499 \$ 1,868,815.25

PAYROLL:

PR # 014/13 \$ 61,524.17
PR # 015/13 \$ 63,837.09

\$ 1,994,176.51

RECEIVED FOR INFORMATION AT MEETING HELD: August 13, 2013

Jeanette O'Connor
CFO

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019270	002	08/07/2013	AD004	TYCO INTEGRATED SE	80115543	JULY/13	224.71		224.71	
019271	002	08/07/2013	AEL78	ALBION ELECTRIC LT	747453	MAINTENANCE-52 STE	463.43		463.43	
019272	002	08/07/2013	AG202	AGENCY GROUP LTD (120676	JON AND ROY DEPOSI	1,375.00		1,375.00	
019273	002	08/07/2013	BP940	BLACK PRESS	41913	SUMMER SUPPLEMENTS	714.00		714.00	
019274	002	08/07/2013	CC882	CORLAZZOLI CORINNE	120678	CORLAZZOLI WEDDING	526.25		526.25	
019275	002	08/07/2013	CE004	CORPORATE EXPRESS	33119153 33098633	DAY CAMP BINDERS/LABEL MAKE	109.80 178.43		288.23	
019276	002	08/07/2013	CP300	CRITERION PICTURES	760816	JUNE 28/13	22.40		22.40	
019277	002	08/07/2013	CVVM6	COWICHAN VALLEY VO	262	AD COWICHAN VALLEY	693.00		693.00	
019278	002	08/07/2013	DC001	DOLAN'S CONCRETE L	UK36816 UK36817 UK36820	SIDE WALK-CHAMBER/ CHAMBER ENTRANCE-S CHAMBER-SIDE WALK	399.11 749.79 1,288.52		2,437.42	
019279	002	08/07/2013	DP669	DELPRO AUTOMATION	38348	BAY STREET PROJECT	6,386.24		6,386.24	
019280	002	08/07/2013	EL048	ERIK LARSEN DIESEL	710531	E1-E2-R1 INSPECTIO	837.21		837.21	
019281	002	08/07/2013	FC000	FICK COURTNEY	120673	FICK GLEE/VOCAL	664.20		664.20	
019282	002	08/07/2013	GC577	GREYHOUND COURIER	3394668	MEDAL DELIVERY	20.57		20.57	
019283	002	08/07/2013	K9314	KEEBLE DARYL	120679	KEEBLE BOOT ALLOWA	171.35		171.35	
019284	002	08/07/2013	KI001	WORLEYPARSONS CANA	121608	DOU REM 2013	4,594.91		4,594.91	
019285	002	08/07/2013	LOS32	LIVING OCEANS SOCI	555	SUPPLIES/SHIPPING	161.01		161.01	
019286	002	08/07/2013	MC481	MARTIN CHRISTINE	120674	MARTIN JUN/13 YOGA	19.03		19.03	
019287	002	08/07/2013	MS170	REVENUE SERVICES O	JUN 21/13	JUL/13	3,013.00		3,013.00	
019288	002	08/07/2013	OC187	O'LEARY CONTRACTIN	432	MOVING WASHROOM TR	2,520.00		2,520.00	
019289	002	08/07/2013	PB002	PACIFIC BLUE CROSS	JUL/13 ER0536 JUL/13 EE0818	JULY/13 ER JULY/13 EE	2,756.23 1,935.04		4,691.27	
019290	002	08/07/2013	PC285	PETTY CASH - BARBA	JUNE/13	JUNE/13	147.05		147.05	
019291	002	08/07/2013	PC336	PETTY CASH FORTUNE	120680	JUN/13 SUPPLIES	43.85		43.85	
019292	002	08/07/2013	PC381	PETRO CANADA PRODU	981624 981636 983835 984828 988218 981618 981665 981717 988215 985246 JUN/13 DISCOU	MAY/13-10 MAY/13-10 MAY/13 8 MAY/13 3 JUN/13 3 MAY/13 10 MAY/13 RANGER MAY/13 10 JUN/13 10 MAY/13 NO RCPT DISCOUNT	30.24 16.92 127.06 150.00 140.00 100.00 55.00 124.01 142.02 125.00 52.27-		957.98	
019293	002	08/07/2013	PC381	PETRO CANADA PRODU	982000 982001 981864 982483 982503 982539 983696 984193 984198 984806 982023	MAY/13 NO RCPT MAY/13 NO RCPT MAY/13 12 MAY/13 RANGER MAY/13 2 MAY/13 9 MAY/13 RANGER MAY/13 12 MAY/13 10 MAY/13 2 MAY/13 RESCUE	1.25 100.14 90.00 55.00 60.00 100.00 55.00 90.00 100.00 65.00 47.18		763.57	
019294	002	08/07/2013	PC381	PETRO CANADA PRODU	985128	MAY/13 JOHN DEER	16.41		608.36	

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					986348	MAY/13 JOHN DEER	19.32			
					986370	JUN/13 4	100.00			
					986607	JUN/13 JOHN DEER	19.63			
					986384	JUN/13 NO RCPT	30.06			
					984813	MAY/13 RANGER	55.00			
					985590	MAY/13 12	90.00			
					985715	MAY/13 9	100.00			
					986343	JUN/13 RANGER	55.00			
					986436	JUN/13 14	67.33			
					985278	MAY/13 RESCUE 1	55.61			
019295	002	08/07/2013	PC381	PETRO CANADA PRODU	987258	JUN/13 JERRY CANS	80.00		797.80	
					986866	JUN/13 JOHN DEER	16.37			
					987260	JUN/13 JERRY CANS	26.19			
					988318	JUN/13 17	27.49			
					988379	JUN/13 8	100.00			
					986755	JUN/13 2	70.00			
					987397	JUN/13 RANGER	65.00			
					987495	JUN/13 14	85.00			
					988749	JUN/13 GENSET	104.00			
					988757	JUN/13 GENSET	100.00			
					987536	JUN/13 NO RCPT	123.75			
019296	002	08/07/2013	PC381	PETRO CANADA PRODU	988775	JUN/13 GENSET	104.00		447.32	
					988798	JUN/13 GENSET	104.00			
					988799	JUN/13 9	96.01			
					988829	JUN/13 RANGER	60.00			
					JUN/13 CR CHR	CREDIT CHARGES	83.31			
019297	002	08/07/2013	PS351	PINA STUDIO & BOUT	574285	T-SHIRTS	44.80		44.80	
019298	002	08/07/2013	RL068	RIVERA LYVIER	120681	RIVERA JUN/13 DROP	324.72		324.72	
019299	002	08/07/2013	SB304	SCHANTZ BOB	JUN/13	JUN/13	999.60		999.60	
019300	002	08/07/2013	SF061	STEVENS FLICKERINE	120675	STEVENS YOGA JUN/1	366.54		366.54	
019301	002	08/07/2013	SJ004	S & J SERVICES	530781	LYCHE JUN/13	1,386.00		2,847.60	
					530782	UAC JUN/13	315.00			
					530783	PW JUN/13	315.00			
					530784	FIRE HALL JUN/13	138.60			
					530788	AQUARIUM JUN/13	693.00			
019302	002	08/07/2013	TN235	THOMPSON NICOLE	120672	THOMPSON TRAMPOLIN	901.00		901.00	
019303	002	08/07/2013	TS296	TORRY AND SONS PLU	47665	FIRE ALARM REPAIR	11,634.00		11,634.00	
019304	002	08/07/2013	UC142	UCLUELET CONSUMER'	C01042430	CREAM/ADVIL	20.25		264.45	
					C01042924	CANADA DAY	105.16			
					C01099172	CRAFT AND FOOD SUP	35.36			
					C01095619	BALLAST-MENS WASHR	84.42			
					C01094939	MILK/CREAM	10.47			
					C01083422	FOOD SUPPLIES	8.79			
019305	002	08/07/2013	UD806	UKEE DOGS EATERY	020	CANADA DAY	100.00		100.00	
019306	002	08/07/2013	ur849	UCLUELET RENT-IT C	16170	SUPPLIES	183.77		1,179.37	
					15090	CHAINSAW	245.20			
					16182	PORTABLE TOILET/SE	347.20			
					16095	PUMP/CLEAN PORTABL	224.00			
					16204	PUMP-WPT	179.20			
019307	002	08/07/2013	WCL02	WEST COAST LANDFIL	57662	G-CAN WPT	9.50		9.50	
019308	002	08/07/2013	WM802	MCBRINE WALTER	JUN 21/13	REPAIR-MATTERSON W	80.00		80.00	
019309	002	08/07/2013	WP166	WINDSOR PLYWOOD -	02884A	PAINT-52 STEPS	348.70		348.70	
019310	002	08/07/2013	WPT01	WILD PACIFIC TRAIL	201345	SECTION H-CROW ESC	40,123.13		58,123.13	
					120677	MOU MTN CONTRACT	18,000.00			
019311	002	08/07/2013	CI192	CIBC - VISA CENTRE	MAY25-JUN24/1	JUN 24/13	3,921.18		3,921.18	

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019312	002	08/07/2013	ST497	SURVEYOR OF TAXES	2013 INITIAL	2013 INITIAL REMIT	900,215.46		900,215.46	
019314	002	10/07/2013	CK608	CORTES KEVIN	D380	D380	5,404.43		5,404.43	
019315	002	10/07/2013	rd205	ALBERNI-CLAYOQUOT					65,897.54	Yes
019316	002	15/07/2013	AD004	TYCO INTEGRATED SE	Z4325825	LYCHE-SENSOR/KEYPA	785.74		785.74	
019317	002	15/07/2013	AGS11	AGS BUSINESS SYSTE	718583 718584	JUN/13 COPY COUNT- JUN/13 COPY COUNT-	627.81 128.99		756.80	
019318	002	15/07/2013	BC700	BC LIFE	JUL/13	JUL/13	2,641.15		2,641.15	
019319	002	15/07/2013	CFS01	CLAYOQUOT FOREST S	10	#5 VEHICLE INSPECT	397.05		397.05	
019320	002	15/07/2013	CLC12	CARVELLO LAW CORPO	614 615 613 616 612	101037 101040 101022 10110a 101020	561.19 503.66 4,915.81 2,093.57 282.33		8,356.56	
019321	002	15/07/2013	CP340	CARSWELL (DIV. OF	4553091	LABOUR CODE 2013	134.46		134.46	
019322	002	15/07/2013	CRACM	CRANNOCH CONSULTIN	CCM 001-13	CRANNOCH	1,617.00		1,617.00	
019323	002	15/07/2013	CUPE1	CUPE LOCAL #118	JUN/13	JUN/13	1,502.57		1,502.57	
019324	002	15/07/2013	DFC01	DUMAS FREIGHT COMP	25987 20500	EMPTY BARRELS-CLEA CLEARTECH - BARREL	177.19 454.61		631.80	
019325	002	15/07/2013	DP669	DELPRO AUTOMATION	38386	FLOW METERS - BAY	342.92		342.92	
019326	002	15/07/2013	EL048	ERIK LARSEN DIESEL	710494	SCH-RAMP TRIP GUAR	593.62		593.62	
019327	002	15/07/2013	ET978	EEFTINK TED	C01094062	BATTERIES	73.86		73.86	
019328	002	15/07/2013	EW268	EDDI'S WHOLESALE G	217332	FERTILIZER	3,151.85		3,151.85	
019329	002	15/07/2013	FBE01	FOOD BANK ON THE E	120698	FOOD BANK 2013	2,000.00		2,000.00	
019330	002	15/07/2013	FW050	FAR WEST FOODS GRO	272938 273016 273215 273171	PAPER PRODUCTS PAPER PRODUCTS UKEE DAYS/UCC/REC- PW-CLEAN SWEEP	206.71 102.39 232.93 532.00		1,074.03	
019331	002	15/07/2013	HS002	HOGAN, SARAH	120686	HOGAN-DANCE CAMP	529.00		529.00	
019332	002	15/07/2013	HSS40	HACH SALES & SERVI	66424	BAY ST-CHLORINE AN	402.30		402.30	
019333	002	15/07/2013	IB275	ISLAND BUSINESS PR	146186	PO ORDER	779.52		779.52	
019334	002	15/07/2013	IC163	ICON DEVELOPMENTS	S-062413-01	CONTRACT 001-2013	14,153.01		14,153.01	
019335	002	15/07/2013	IH042	INNER HARMONY SERV	2271	JUN/13 REC/UCC/LIB	2,433.37		2,433.37	
019336	002	15/07/2013	IL133	ISLAND LINE PRO	13-2190	PEN RD LINE PAINTI	21,210.00		21,210.00	
019337	002	15/07/2013	KS073	TOTAL DELIVERY SYS	153852	NI LABS-JUN/13	58.42		58.42	
019338	002	15/07/2013	LC077	LOOMIS EXPRESS	CX7107 019	PACIFIC CARBON TRU	52.75		52.75	
019339	002	15/07/2013	LG611	LYONS GEOFF	000022	RUSSCHER-THANK YOU	249.99		249.99	
019340	002	15/07/2013	M9355	MOLE SALLY	PP14	VIHA/COALITION MEE	90.72		90.72	
019341	002	15/07/2013	ND001	VING VI NEWSPAPER	1642	PARKS & REC GUIDE	63.00		63.00	
019342	002	15/07/2013	OC816	OAKCREEK GOLF & TU	2007653 2014218	WRONG PART-GAUGE O LAWNMOWER PARTS	57.32- 569.72		512.40	
019343	002	15/07/2013	PAVSS	PORT ALBERNI VICTI	120700	PA VICTIM SERVICES	3,000.00		3,000.00	
019344	002	15/07/2013	PC336	PETTY CASH FORTUNE	120696	UKEE DAYS MONEY	12,335.00		12,335.00	

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019345	002	15/07/2013	PR237	PACIFIC RIM ARTS S	120702	PRAS 2013	2,500.00		2,500.00	
019346	002	15/07/2013	PR267	PACIFIC RIM WHALE	120701	PR WHALE FEST 2013	2,000.00		2,000.00	
019347	002	15/07/2013	PRHS1	PACIFIC RIM HOSPIC	120697	PRHS 2013	1,000.00		1,000.00	
019348	002	15/07/2013	PSD25	PUBLIC SECTOR DIGE	4646	ANNUAL MEMBERSHIP	162.61		162.61	
019349	002	15/07/2013	PW280	PITNEYWORKS	JUN/13	JUN/13 POSTAGE REF	1,065.00		1,065.00	
019350	002	15/07/2013	RL068	RIVERA LYVIER	120684	RIVERA - DANCE CAM	262.50		262.50	
019351	002	15/07/2013	ROGER	ROGERS WIRELESS	1260119593	JUN/13	109.99		109.99	
019352	002	15/07/2013	S9326	SMULDERS MANDALA	120695	JUN23-JUL6 YOUTH	1,254.40		1,254.40	
019353	002	15/07/2013	SBR01	SONBIRD REFUSE & R	16196	JUN/13	2,887.50		2,887.50	
019354	002	15/07/2013	SG193	SPRINGETT GABRIELL	120687	DANCE CAMP/TRAVEL/	2,260.78		2,260.78	
019355	002	15/07/2013	SP468	SOLERA PERFORMING	120693	SOLERA - DANCE CAM	262.50		262.50	
019356	002	15/07/2013	T9267	TARON BRENT	120689	T-BALL STAND	27.97		27.97	
019357	002	15/07/2013	TK000	TUSON KIM	120691	DANCE CAMP	1,000.00		1,000.00	
019358	002	15/07/2013	TM005	TELUS MOBILITY	JUN25/13	JUN/13	1,374.71		1,374.71	
019359	002	15/07/2013	TP002	TELUS	JUN28/13	JUN/13	4,839.72		4,839.72	
019360	002	15/07/2013	TREO1	TREO PORT MANN	2019344069	CANNON-BCWWA	10.60		10.60	
019361	002	15/07/2013	TSC19	TRANSPARENT SOLUTI	6514	CLEARMAIL	20.95		20.95	
019362	002	15/07/2013	UC142	UCLUELET CONSUMER'	C01093793 C01089853 C01104976 C01089989 C01084204 C01023739	THORTON HOTEL FIRE SOLSTICE SKATE - F YOUTH PROGRAMS MENS WSHRM BALLAST MILK/VEG DOGS DYE/BAGGIES/GLOVES	15.38 18.84 24.81 71.67 16.05 25.66		29.07	
019363	002	15/07/2013	UH001	UCLUELET AND AREA	120699	UAHS 2013	3,000.00		3,000.00	
019364	002	15/07/2013	UP459	UCLUELET PETRO-CAN	17110085 17110208 17110310	#5 BATTERIES #8 BRAKELINE #13 TIRE	403.16 117.59 687.68		1,208.43	
019365	002	15/07/2013	UR849	UCLUELET RENT-IT C	16015	SCH-SUCTION HOSE	70.40		70.40	
019366	002	15/07/2013	UV145	UCLUELET VIDEO SER	JUN/13	JUN/13 948	41.33		41.33	
019367	002	15/07/2013	WC325	WEST COAST MOTEL	550	POOL RENTAL	2,184.00		2,184.00	
019368	002	15/07/2013	WEDOH	WE DO HOSTING.COM	5275-1	JUN17/13-SEP30/13	137.56		137.56	
019369	002	15/07/2013	WVICC	WEST VAN ISLE CONT	JUN24/13	PW-PILEDIVING	945.00		945.00	
019370	002	22/07/2013	AG495	ALBERNI GLASS & MI	21904	CEMETERY-BUTYL TAP	9.53		9.53	
019371	002	22/07/2013	BC206	BC ASSESSMENT AUTH	120685	2013 TAX LEVY	35,330.00		35,330.00	
019372	002	22/07/2013	BCNPH	BC NON-PROFIT HOUS	1155-2013	BCNPH-SEP/13-AUG/1	465.23		465.23	
019373	002	22/07/2013	CK608	CORTES KEVIN	D381 D382	D381 D382	6,245.79 5,189.53		11,435.32	
019374	002	22/07/2013	CN269	COFFEE NEWS	16930	ADS-4WEEKS/6 LOCAT	483.84		483.84	
019375	002	22/07/2013	COOP	UCLUELET CONSUMER'	120721	JUN/13	250.00		250.00	
019376	002	22/07/2013	COOP	UCLUELET CONSUMER'	120722	JUL/13	250.00		250.00	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
019377	002	22/07/2013	CP300	CRITERION PICTURES	761187	JUL/13	22.40		22.40	
019378	002	22/07/2013	DC796	DAVE'S CONTRACTING	249337	WINDOW REPLACEMENT	5,161.62		5,161.62	
019379	002	22/07/2013	FC000	FICK COURTNEY	12707	DANCE CAMP	375.00		375.00	
019380	002	22/07/2013	FW050	FAR WEST FOODS GRO	273489	HAND SOAP/TISSUE/G	168.64		168.64	
019381	002	22/07/2013	GW178	GRAY WHALE DELICAT	501122	RCMP MEETING	117.66		117.66	
019382	002	22/07/2013	I9253	IRVING BILL	120705	IRVING-VAN LOAN/LU	17.28		17.28	
019383	002	22/07/2013	IH042	INNER HARMONY SERV	2284	WEDDING-JUN 2	105.00		105.00	
019384	002	22/07/2013	LC077	LOOMIS EXPRESS	CX7107 018	SHIPPING-PW/PLANNI	137.79		137.79	
019385	002	22/07/2013	LMG4	LMDG BUILDING CODE	32896	11339	1,913.64		1,913.64	
019386	002	22/07/2013	MF207	MUNICIPAL FINANCE	120682	2013 TAX LEVY	108.00		108.00	
019387	002	22/07/2013	MH004	MATTERSON HOUSE RE	GC136664	GIFT CERTIFICATE	50.00		50.00	
019388	002	22/07/2013	MM001	MAGIC MOMENTS SHIR	136739	CHOWDER CHOW DOWN	14.00		14.00	
019389	002	22/07/2013	ND001	VING VI NEWSPAPER	1725 1696	PLANNING-ZONING AM AFF HOUSING/SUMMER	181.21 296.04		477.25	
019390	002	22/07/2013	NV785	NOVUS CONSULTING I	4269	JUN/13	2,615.81		2,615.81	
019391	002	22/07/2013	OR712	OLIWA RANDY	JUL/13	OLIWA-IPAD	179.22		179.22	
019392	002	22/07/2013	PC285	PETTY CASH - BARBA	JUL/13	JUL/13	162.80		162.80	
019393	002	22/07/2013	PC336	PETTY CASH FORTUNE	120708	JUL/13 SUPPLIES	28.21		28.21	
019394	002	22/07/2013	PC381	PETRO CANADA PRODU	995169 989985 990632 991995 895627 994998 989988 NO RCP 989020 992390 996950 JUL/13 CREDIT	JERRY CANS JOHN DEER #10 #3 BACKHOE SIERRA NO RCPT CANYON #1 #1 JULY/13 DISCOUNT	145.29 12.65 155.58 130.00 60.00 140.00 22.60 70.00 132.10 130.51 43.10-		955.63	
019395	002	22/07/2013	PC381	PETRO CANADA PRODU	992834 990889 992907 990247 991098 991179 991489 992018 992783 992791 990254 NO RCP	CANADA DAY-PROPANE JOHN DEER #8 RANGER RANGER #3 CANYON #5 RANGER #10 NO RCPT	29.30 23.00 100.00 60.00 55.00 100.00 70.00 93.00 60.00 100.00 110.00		800.30	
019396	002	22/07/2013	PC381	PETRO CANADA PRODU	992924 994337 994477 994756 992954 994089 994462 994774 996389 996341 996096	JOHN DEER JOHN DEER JOHN DEER TORO #2 BACKHOE CUBE VAN RANGER #1 E2 R1	18.41 12.12 13.98 30.00 71.01 80.00 122.85 65.00 128.00 86.72 74.70		702.79	
019397	002	22/07/2013	PC381	PETRO CANADA PRODU	996641 997224	JOHN DEER VAN	13.72 100.00		554.32	

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					997236	JOHN DEER	11.94			
					997251	#4	120.00			
					996604	RANGER	58.83			
					996952	#12	75.00			
					997222	CANYON	70.00			
					JUL/13 C.CHRG	JUL/13 CREDIT CHAR	104.83			
019398	002	22/07/2013	PF686	PROFIRE EMERGENCY	SO00705	NOMEX WHITE BALACL	168.00		168.00	
019399	002	22/07/2013	PR237	PACIFIC RIM ARTS S	1	CANADA DAY BAND	300.00		300.00	
019400	002	22/07/2013	RD205	ALBERNI-CLAYOQUOT					244,536.59	Yes
019401	002	22/07/2013	RH204	REGIONAL HOSPITAL	120684	2013 TAX LEVY	184,457.27		184,457.27	
019402	002	22/07/2013	SC006	SOFTCHOICE CORPORA	3390076	NOVUS	876.41-		34.28	
					3407205	HP 4GB MEMORY	53.76			
					3405853	INDESIGN COMPUTER	856.93			
019403	002	22/07/2013	SI604	SHU IAN	120706	SHU-SUMMER CAMP	451.00		451.00	
019404	002	22/07/2013	SP468	SOLERA PERFORMING	120704	BALLET	1,145.54		1,145.54	
019405	002	22/07/2013	SS874	SCIMITAR SPORTS	13	FLAGS	1,208.48		1,208.48	
019406	002	22/07/2013	TDS28	THREE DIMENSIONAL	13027-3	PROG PYMT #3	62,523.98		62,523.98	
019407	002	22/07/2013	UC142	UCLUELET CONSUMER'	C01085799	MILK/CREAM/SUGAR	11.77		11.77	
019408	002	22/07/2013	UM228	UCLUELET AQUARIUM	2046	ANDREW SPRINGETTE	52.50		52.50	
019409	002	22/07/2013	WS608	WHITE SQUALL CONSU	6068	P4DRAGON FACTOR MO	1,812.16		1,812.16	
019410	002	22/07/2013	RD205	ALBERNI-CLAYOQUOT	120683	2013 TAX LEVY	235,011.59		235,011.59	
019411	002	22/07/2013	RD205	ALBERNI-CLAYOQUOT	2013/04/30	FIRE TRUCK INT	9,525.00		9,525.00	
019412	002	24/07/2013	BA001	BOYKO, AL	120719	UKEE DAYS/13	250.00		250.00	
019413	002	24/07/2013	BA004	BUSKARD ADAM	120724	UKEE DAYS/13	1,850.00		1,850.00	
019414	002	24/07/2013	BK240	BRACEY KARLEY	120714	UKEE DAYS/13	400.00		400.00	
019415	002	24/07/2013	CB000	COLE BOBBY	120711	UKEE DAYS/13	250.00		250.00	
019416	002	24/07/2013	CB352	COULSON BARRY	120712	UKEE DAYS/13	1,750.00		1,750.00	
019417	002	24/07/2013	HB415	HOLM BRENDAN JOHN	120716	UKEE DAYS/13	800.00		800.00	
019418	002	24/07/2013	HC347	HEAD CONNOR	120718	UKEE DAYS/13	500.00		500.00	
019419	002	24/07/2013	JRT11	JON & ROY TOURING	120709	UKEE DAYS/13	1,512.50		1,512.50	
019420	002	24/07/2013	mdd58	MERRIDALE CIDERWOR	5841808	KEGS/CUPS	663.75		663.75	
019421	002	24/07/2013	MH974	MCPHAIL HOLLY	120715	UKEE DAYS/13	300.00		300.00	
019422	002	24/07/2013	MM011	MORRISON MYLES	120710	UKEE DAYS/13	300.00		300.00	
019423	002	24/07/2013	MSVI6	MAD SCIENCE VANCOU	120717	UKEE DAYS/13	1,012.15		1,012.15	
019424	002	24/07/2013	ST497	SURVEYOR OF TAXES	2013 REMIT 2	2013 2ND REMITTANC	8,234.02		8,234.02	
019425	002	24/07/2013	TL292	TIGER LILY FARM	120666	PETTING FARM	510.30		510.30	
019426	002	24/07/2013	TR846	THOMS ROB	120713	UKEE DAYS/13	300.00		300.00	
019427	002	24/07/2013	WR351	WEEKS RON	120720	UKEE DAYS/13	200.00		200.00	
019429	002	24/07/2013	PC336	PETTY CASH FORTUNE	120725	UKEE DAYS	250.00		250.00	
019430	002	25/07/2013	DOCO1	DOCO ADVENTURES LT	100	UKEE DAYS	1,050.00		1,050.00	

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019431	002	25/07/2013	FF806	FOUR FRAMES PHOTO	4	UKEE DAYS/13	682.50		682.50	
019432	002	25/07/2013	WC168	WORKSAFE BC	Q2-2013	Q2-2013	3,781.37		3,781.37	
019433	002	29/07/2013	AL001	ACKLANDS - GRAINGE	43540510280 43540510191 43540511078 43540510193 43540510972 43540510859	PW-BROOMS FOR ROAD SHOP AT YARD-CM STOCK-AFTER THORTO TORSION SPRING SAFETY CONCRETE WORK SUPP	208.30 386.12- 1,668.07 4.25 105.56 304.78		1,904.84	
019434	002	29/07/2013	CIBC1	CIBC	2012-73026	PT73026 OVERPYMT	2,166.91		2,166.91	
019435	002	29/07/2013	CK608	CORTES KEVIN	D383	D383	5,511.75		5,511.75	
019436	002	29/07/2013	CRACM	CRANNOCH CONSULTIN	CCM 002-13	BAY STREET	4,326.00		4,326.00	
019437	002	29/07/2013	CT002	CLEARTECH INDUSTRI	113956MAW 114892AED 538752SJC	CONTAINER RETURN CONTAINER RETURN LSCA-WATER TREATME	315.00- 252.00- 715.18		148.18	
019438	002	29/07/2013	DC001	DOLAN'S CONCRETE L	UK36833	UCOC SIDEWALK	584.91		584.91	
019439	002	29/07/2013	DC004	DELL CANADA INC	6201	TONER CARTRIDGE	168.00		168.00	
019440	002	29/07/2013	FW050	FAR WEST FOODS GRO	273781 273220 273260	PAPER PRODUCTS/SOA CANADA DAY WATER DEPOSIT	280.42 25.24- 40.00-		215.18	
019441	002	29/07/2013	KI001	WORLEYPARSONS CANA	128842	JUN/17 OUTFALL MON	2,417.85		2,417.85	
019442	002	29/07/2013	KS073	TOTAL DELIVERY SYS	154437	NI LABS-JUL/13	18.67		18.67	
019443	002	29/07/2013	L9346	LYONS GEOFF	120727	LYONS-MULTI PLEX	45.36		45.36	
019444	002	29/07/2013	LBG73	LONG BEACH GUTTERS	979803	POWERWASH FIRE HAL	1,050.00		1,050.00	
019445	002	29/07/2013	MS917	SHEPHERD MIKE	JUL 17/13 JUL 22/13	UKEE DAYS YOUTH DANCE	100.00 100.00		200.00	
019446	002	29/07/2013	ND001	VING VI NEWSPAPER	1751	ZONIN AMEND-PH-AD	175.96		175.96	
019447	002	29/07/2013	NI005	NORTH ISLAND LABOR	86843	HWY RES/HELEN RD L	52.50		52.50	
019448	002	29/07/2013	PB002	PACIFIC BLUE CROSS	AUG/13-081897 AUG/13-053617	AUG/13 AUG/13	2,173.71 2,290.25		4,463.96	
019449	002	29/07/2013	PF686	PROFIRE EMERGENCY	SO000705	FREIGHT-BALACLAVAS	14.73		14.73	
019450	002	29/07/2013	S9326	SMULDERS MANDALA	120726	JUL/13	1,433.60		1,433.60	
019451	002	29/07/2013	TE541	TECH ELECTRICAL CO	1868 1871 1869 1865 1866 1867 1870	SCADA-POWER REPAIR LSCA-SCADA SOLAR POWER BAY ST-PUMPSTATION REPAIR STREET LIGH STREET LIGHT REPAI SCODA ANTENNA REPA	375.75 187.43 330.75 1,121.82 739.54 577.26 468.56		3,801.11	
019452	002	29/07/2013	UC142	UCLUELET CONSUMER'	C01040737 C01089704 C01106446	UKEE DAYS CHURCH GROUP-THANK CEMETERY SUPPLIES	40.16 28.84 30.22		99.22	
019453	002	29/07/2013	UR849	UCLUELET RENT-IT C	16263	PUMP HOUSE	168.00		168.00	
019454	002	29/07/2013	WI219	WALCO INDUSTRIES L	21235	PORTABLE TOILET RE	262.50		262.50	
019455	002	29/07/2013	WMS75	WICHITO MARINE SER	239581	TOW PILE DRIVING B	472.50		472.50	
019456	002	29/07/2013	WP166	WINDSOR PLYWOOD -	04521A	WHISKEY DOCK	138.78		138.78	
019457	002	26/07/2013	DFG95	DOUMONT FARM GREEN	2705	DISPLAY BASKETS	896.56		896.56	

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019458	002	26/07/2013	FW050	FAR WEST FOODS GRO	272807 272937	CANADA DAY CANADA DAY	425.53 9.88		435.41	
019459	002	26/07/2013	KA001	KOERS & ASSOCIATES	1330-002 1142-023	WATER CONSERVATION BAY ST WPT (1142)	1,587.60 6,072.02		7,659.62	
019460	002	26/07/2013	PB104	PIONEER BOAT WORKS	68615	ROLLS OF RUBBER MA	1,293.60		1,293.60	
019461	002	26/07/2013	RD205	ALBERNI-CLAYOQUOT	2397	TIPPING FEE	9.50		9.50	
019462	002	02/08/2013	AG193	SPRINGETTE ANDREW	120732	UKEE DAYS	415.41		415.41	
019463	002	02/08/2013	AL001	ACKLANDS - GRAINGE	43540511245 43540511067 43540511311 53540511272	CONE BATT/GLOVES/JACKET FLEECE JACKET SUPPLIES	53.31 99.07 27.95- 148.55		272.98	
019464	002	02/08/2013	APW90	ADVANCE PRESSURE W	12400	KITCHEN EXHAUST SE	315.00		315.00	
019465	002	02/08/2013	AS001	ALBERNI SEPTIC TAN	JUL26/13	UKEE DAYS	84.00		84.00	
019466	002	02/08/2013	BAR01	BOUNCE-A-RAMA RENT	JUL27/13	UKEE DAYS	1,652.00		1,652.00	
019467	002	02/08/2013	BC017	BC HYDRO & POWER A	MAY/13 JUN/13	MAY/13 JUN/13	19,147.74 15,896.01		35,043.75	
019468	002	02/08/2013	BC700	BC LIFE	AUG/13	AUG/13	2,621.09		2,621.09	
019469	002	02/08/2013	BWP01	BLACK & WHITE PART	15240	UKEE DAYS	3,139.15		3,139.15	
019470	002	02/08/2013	CCH01	CYNAMOKA COFFEE HO	311532	UKEE DAYS	31.50		31.50	
019471	002	02/08/2013	CE004	CORPORATE EXPRESS	32575002 33347200 33309769 30932058 32629884 33050149	OFFICE SUPPLIES BINDERS/NOTE BOOKS UKEE DAYS POSTER BOARD CLEANING/PAPER PRO PAPER ROLLS	76.80 116.27 291.68 14.71 86.13 57.11		642.70	
019472	002	02/08/2013	CGISC	CGIS CENTRE	41487	AUG/13	349.23		349.23	
019473	002	02/08/2013	CH192	CIBC - VISA CENTRE	120734	VISA PYMT OA	10,000.00		10,000.00	
019474	002	02/08/2013	CK608	CORTES KEVIN	D384	D384	4,811.17		4,811.17	
019475	002	02/08/2013	COOP	UCLUELET CONSUMER'	AUG/13	AUG/13	250.00		250.00	
019476	002	02/08/2013	CP100	CENTURY PLASTICS L	022332	MEMORIAL VAULTS	571.25		571.25	
019477	002	02/08/2013	CRACM	CRANNOCH CONSULTIN	CCM 003-13	BAY ST	5,628.00		5,628.00	
019478	002	02/08/2013	DE001	DUNCAN ELECTRIC MO	P2250	12 LIFT STN INSPEC	4,480.00		4,480.00	
019479	002	02/08/2013	FA898	FORTUNE ABBY	120729 120733	UKEE DAYS UKEE DAYS	1,036.54 171.81		1,208.35	
019480	002	02/08/2013	FW050	FAR WEST FOODS GRO	274073 274009 273975 274042	CLEAN SWEEP UKEE DAYS UKEE DAYS UKEE DAYS	116.45 927.74 30.58 45.76		1,120.53	
019481	002	02/08/2013	GB054	GUDBRANSON BARB	120731	UKEE DAYS	63.98		63.98	
019482	002	02/08/2013	HR865	MPC CONSULTING LTD	10	MATTERSON RES	630.00		630.00	
019483	002	02/08/2013	I9253	IRVING BILL	PP16	IRVING-TOQUAT/CAUC	43.20		43.20	
019484	002	02/08/2013	IH042	INNER HARMONY SERV	2086 2013 ADJ 2316	FEB/13 JANITORIAL 2013 ADJ 2012 MAR-DEC LIBRA	2,574.60 11.03 5,096.00		7,681.63	
019485	002	02/08/2013	L9346	LYONS GEOFF	PP16	LYONS-FEDERAL CAUC	221.90		221.90	

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019486	002	02/08/2013	LM499	LOCKSMITH MONSTER,	CLU054	LIBRARY	147.56		147.56	
019487	002	02/08/2013	MS170	REVENUE SERVICES O	AUG/13	AUG/13	2,680.50		2,680.50	
019488	002	02/08/2013	NI001	NORTH ISLAND COLLE	02-701627	SMULDERS-OFA	115.31		115.31	
019489	002	02/08/2013	NI005	NORTH ISLAND LABOR	86561 87116 87077 87024 86957	HWY RES/HELEN LIFT HWY RES/HELEN LIFT DISTRICT OFFICE LAGOON/HELEN RD HYW RES/HELEN LIFT	105.00 52.50 138.60 152.25 52.50		500.85	
019490	002	02/08/2013	OC816	OAKCREEK GOLF & TU	2017053	SUPPLIES	379.48		379.48	
019491	002	02/08/2013	PC650	PRAIRIE COAST EQUI	P50544	MOWER PARTS	352.57		352.57	
019492	002	02/08/2013	PS351	PINA STUDIO & BOUT	96	UKEE DAYS	370.72		370.72	
019493	002	02/08/2013	RL068	RIVERA LYVIER	120730	JUL/13 PUNCH CARD	236.16		236.16	
019494	002	02/08/2013	SW002	SEW WEST SIGNS	1129	UKEE DAYS	410.38		410.38	
019495	002	02/08/2013	TDS28	THREE DIMENSIONAL	13027-4	PROG PYMT #4	26,796.00		26,796.00	
019496	002	02/08/2013	TT321	TOFINO TECH	2525	SCH-WIFI JUL-DEC/1	262.50		262.50	
019497	002	02/08/2013	UC142	UCLUELET CONSUMER'	C01099925 C01082013 C01043828	YOUTH UKEE DAYS UKEE DAYS	105.39 94.92 40.93		241.24	
019498	002	02/08/2013	UR849	UCLUELET RENT-IT C	16331	PORTABLE TOILET RE	156.80		156.80	
019499	002	02/08/2013	WP166	WINDSOR PLYWOOD -	05415A 05413A 05412A 05410A 05409A 05419A 05418A 05416A 05420A	CHAMBER SIDEWALK SEWER MARINE DR LIFT STN SHOP YARD PAINT LIFT STNT PRINKLERS/WATERING PAINTING FIRE HYDR DISTRICT WSHRM SIG BALL FIELD	317.11 7.08 85.40 684.81 33.90 144.25 76.96 178.20 98.46		1,626.17	
Total:							1,868,815.25	0.00	1,868,815.25	

*** End of Report ***



REPORT TO COUNCIL

MEETING DATE: AUGUST 13, 2013 **FILE NO:** FOLIO: THE MOORAGE - FB233953
FROM: PATRICIA ABDULLA, MANAGER OF PLANNING
SUBJECT: **THE MOORAGE – REQUIRED AMENDMENTS TO ITEMS ON EXISTING PHASE I DEVELOPMENT PERMIT**

Recommendation:

1. **THAT** Council approves the amendments to the Development Permit for The Moorage as outlined in the staff report.

Background:

The Approving Officer is in receipt of an application to amend the Strata Plan for The Moorage to incorporate the recently completed Phase II of the project. The development plan, approved six years ago, had several omissions in respect to bylaw requirements. These have now been rectified to the satisfaction of the Approving Officer. As a perfunctory step these changes, or amendments, to the Development Plan must be approved by Council.

These changes are:

a) Garbage Enclosure

The Zoning Bylaw clearly states that all garbage must be contained within an enclosure. This was not done or shown clearly on the original Development Permit resulting in an open and street visible corner of the underground parking which housed garbage bins. The owner has now installed a 5’ high cedar panel on the right hand side of the opening, leaving the left side open to facilitate removal of the garbage and recycling bins and clear access to the adjacent man door that allows for pedestrian exit from the parking level. This right side panel will virtually eliminate pedestrian sightlines to this area of the building.

b) Off-Street Loading Space

The Zoning Bylaw clearly requires that an off-street loading bay must be provided for the site. Although previously approved in 2007, the Development Permit did not show a clear 'on site' loading bay. An Approving Officer may not sign a plan does not conform to the governing bylaws this deficiency had to be addressed. As the parking area was built with little area to spare, it was difficult to maneuver any change to the layout. However, staff have accepted the provision of a loading bay in a suitable space, near the underground parking entrance and which, other than a modest decrease in length, meets the bylaw.

Summary:

The owner has satisfied the Zoning Bylaw on the two issues raised by the current Approving Officer and which had not been met in the original approval. All other aspects of the Development Plan have been met. The solutions found are satisfactory and as such, the strata application may be signed upon Council's approval of the amended Development Permit.

A handwritten signature in black ink, appearing to read 'Patricia Abdulla', written over a horizontal line.

Patricia Abdulla,
Manager of Planning



REPORT TO COUNCIL

MEETING DATE: AUGUST 13, 2013 **FILE NO:** Folio: 119.000
FROM: PATRICIA ABDULLA, MANAGER OF PLANNING
SUBJECT: **BANNER TEMPORARY SIGN APPLICATION FOR 1705 PENINSULA ROAD**

Recommendation:

1. **THAT** Council consider approval of the sign application for banners at 1705 Peninsula Road up to a maximum of 30 days as stated under the Sign Bylaw Section 3.6 'Temporary Signs'.

Background:

Staff are in receipt of an application for a temporary sign permit for banners on both sides of the commercial building located on 1705 Peninsula Road. As seen from the attached photos, these signs are already in place.



Section 3.6 of the Ucluelet Sign Bylaw states that a temporary sign permit may be applied for a period not to exceed thirty days from the date of issuance. A temporary sign is defined as "a non-illuminated sign, notice, structure, or device not to exceed 3 square meters in area, which is displayed or used, or intended to be displayed or used for fewer than thirty days and that is not permanently attached to the ground or the building." A temporary sign also includes a banner sign which is defined as "a sign made of cloth, vinyl, or other like material designed to be displayed temporarily from a building, structure.....Not to exceed thirty days".

The subject application is the result of a follow up to a formal complaint. However, a drive through the commercial and industrial areas indicates that there is a significant amount of both temporary and banner signs on properties within the District. A quick check through records would also indicate that most, if not all, have been erected without benefit of a sign permit and many have been up for years. The banners are located on fences as well as buildings and some within the vicinity of the subject site. Nevertheless, the Sign Bylaw does require that both a sign permit be applied for and that the duration of any such sign be a maximum of 30 days. Signs which are not affixed in a permanent manner are usually specified within bylaws with a time period as their very nature of advertising is intended to bring a brief but effective attention to the subject matter; a store opening, an event etc. The allowance of a flimsier material to create the sign is also an acknowledgement that the sign is not intended to stay up indefinitely.

The applicant has complied with a request to make a sign application and is aware of the 30 day maximum that will be applied should a permit be granted. Staff will be conducting a full review of the sign bylaw in the spring of 2014. In consideration of the number of businesses with 'temporary' signage, such as banners and sandwich boards, there may be a Council desire to re-consider the length of time a sign is considered temporary. In a tourist town such as Ucluelet where businesses depend on as extended a season as can be had, a thirty day time period to attract businesses may be insufficient.

A handwritten signature in black ink, appearing to read 'Patricia Abdulla', written over a horizontal line.

Patricia Abdulla,
Manager of Planning



REPORT TO COUNCIL

MEETING DATE: AUGUST 13, 2013 **FILE NO:** FOLIO: 58300175995; RZ 13-01; DP&DVP 13-02

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

SUBJECT: **RZ#13-01 - Proposal to Rezone Lot A, District Lot 282, Clayoquot District, Plan 3550 (1601 Peninsula Road) from Private Institutional P-2 Zone to Village Square Commercial CS-1 Zone**

Recommendation(s):

1. Council consider approval of the following recommendations:
 - a) **THAT** Zoning Bylaw No. 1156, 2013 be given Third Reading subject to:
 - a. Council's resolution as to which options contained in this report (or others) which they wish tied to the granting of the subsequent Development Variance Permit
 - i. Waive total parking stall requirement **or**
 - ii. Payment of total amount of required stalls via *Cash in Lieu* (Section 4.8 of the Ucluelet Zoning Bylaw) - 21 stalls at \$8000 each for a total of \$168,000 **or**
 - iii. Payment of a portion of the required 21 stalls at \$8,000 each **or**
 - iv. Payment of a portion of the required 21 stalls at \$8,000 each and the provision of a specified number of bike racks and street benches in the near vicinity of the subject site **or**
 - v. Payment of a portion of the required 21 stalls at \$8000 each and the provision of a specified number of bike racks and Street Benches throughout the commercial areas of the District **or**
 - vi. Combination of the above and/or the dedication of a pedestrian *right of way* across the property extending from Peninsula through the gardens to Main Street, provision of historical signage etc.
 - b. **THAT** staff receive assurances in a satisfactory manner that the above resolution made, under 'a' above, can be met prior to Council's consideration of Fourth Reading and
 - c. **THAT** upon receiving Fourth Reading the Development Variance Permit be considered in relation to the subject development proposal

- d. **THAT** Council resolve that any conditions or covenants which they bring forward not be tied to the land and that the Development Variance Permit be registered on Title as such.

Purpose:

To provide Council with a summary of the Public Hearing held on July 16, 2013 and address the proposal and variances in order to provide options for Council to consider prior to giving Third Reading. The Development Permit and Development Variance Permit cannot be given until after Fourth Reading but are again noted in this report for Council's reference and to provide context for considering the proposal.

Background:

At its June 25, 2013 regular meeting, Council gave First and Second Reading to Rezoning Application #13-01 to rezone 1601 Peninsula Road (formerly the St. Aiden's Church) from a P2 Private Institutional zone to the CS-1 Village Square Commercial zone. A Public Hearing was held on July 16th, 2013. Two letters were received which expressed concern regarding the proposal; the parking variance being the main objection. The applicant also submitted a petition of 166 signatures in support of the rezoning. Two local residents spoke at the Public Hearing in support of the rezoning and the parking variance. There was no one in attendance who spoke against the proposed rezoning.

On the June 25th regular meeting of Council staff provided the initial report to the rezoning. This report outlined the historical context of the site, the relevance of the site in relation to the Village Square downtown core and its importance noted in the Official Community Plan. It also provided an analysis of the Development Permit and Development Variance Permit applications which are required for this proposal. The report is attached for Council's reference and this report will address the points raised therein.

Analysis:**1. Proposal – CS-1 Uses (Village Square)**

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

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

Retail Trade and Services
Office

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

2. Proposal – Exterior Modifications requiring the Development Permit

As noted in the initial report of June 25th, the proposed rezoning is located in the Village Square Development Permit Area for *Form and Character*. Although the Development Permit cannot be granted until after Fourth Reading, Council may wish to consider the relevance of this iconic building in context of the rezoning. For instance, the Historical Society is currently preparing recommendations of an historical 'plaque' program which they will bring forward to Council in the Fall. This program will encourage historical information to be placed on sites or buildings and will tie into future District wide walking tours. A sign of this nature on this culturally significant site might be something the applicant may wish to contribute.

3. Proposal – Items requiring a Development Variance Permit

The Development Variance Permit application, made as part of this overall proposal, is tied to the subject proposal in the Third Reading Report of the Rezoning and as a recommended subject condition of the rezoning. As noted in the staff report of June 25th, there are three variances to be addressed as part the subject proposal; parking, loading and the existing building setbacks. These were discussed in the staff report and are re-addressed below. It is recommended that the granting of the Development Permit and its variances be tied to the subject proposal and not to the site itself. This will ensure that any decision of Council with respect to parking and loading relates to the proposal currently before them. Any new proposal, for example a new building, would not be permitted to rely on this Development Permit and its Variances. Therefore it is also recommended that should Council give Third Reading to RZ#13-01, they address the variances at Third Reading and direct staff to have the applicant provide legal and binding assurances of Council's recommendations prior to moving the rezoning to Fourth Reading and Final Adoption.

A Parking

The applicant is requesting a relaxation of all the parking requirements for this proposal. Although the existing church building did not provide parking and was considered lawfully non-conforming, the Zoning Bylaw Section 4.2(a) requires that all new uses and additions must provide parking in accordance with the bylaw. The required parking under Section IV of the Zoning Bylaw is 21 stalls; 10 stalls for the upper floor and 11 stalls for the lower floor. The main floor, with an area of 1475 square feet, will have no fixed seating. The number of bathrooms provided will govern the maximum occupancy of this public assembly area which (as proposed) cannot exceed 50 persons. Section 4.7 of the Zoning Bylaw requires that parking for public assembly be 1 stall per 5 seats. As applied to the maximum occupancy of this space, this equates to 10 stalls. The lower level commercial area requires 11 stalls. The total commercial tenant space proposed is just under 1,200 sq. ft. Section 4.7 of the Bylaw requires 1 stall for every 107.6 sq. ft. Therefore the total number of stalls required under this proposal and thus the parking variance to be granted would be 21 stalls

As the applicant indicated in his letter of submission a church, under today's zoning bylaw, would have required 20 parking stalls (and possibly more in the latter years when the basement was turned into a thrift store use). However, a comparison to the previous church use is difficult as in its declining years the church did not have a large congregation nor did it, as a place of worship, operate 7 days a week and throughout day and evening hours; a comparison of impact which must be considered in relation to the new commercial uses proposed. Yet the Official Community Plan stresses pedestrian movement in the downtown core, encourages carpooling, transit and shuttle service and providing less rather than more land committed to hard surfaces. Some would note that a busy street sends the signal that business is good, activities are present and opportunities exist for spillover businesses such as taxi services, rented parking stalls, shuttle services and other creative business ventures. It should also be noted that for the greater part of the year, the two main commercial streets in our community are not overflowing with vehicles and finding parking is not an issue.

In determining the parking impact Council may wish to consider several options. Encouraging pedestrian movement and alternate modes of transportation to the downtown core can be accomplished by providing street furniture in the way of boulevard seating or bike racks. The applicant is already offering a bike rack on the subject site and has indicated that he is approachable on these options. The cost of a street bench would depend upon the type provided but could run between \$800 to \$1500. A bike rack would be considerably less. Providing one or two benches or bike racks in the vicinity would be in keeping with encouraging pedestrian movement throughout the Village Square.

Council may also wish to consider the 'park' like setting at the north end of the church and the importance of the area not only as a park but as it could provide a potential pedestrian link through the property from Main Street to Peninsula Road. This opportunity would be valuable, not only encouraging pedestrian flow down to the Village Green and Harbour front but as a place for community greens, benches and resting area.

Section 4.8 of the Zoning Bylaw allows for cash in lieu to be given in exchange for parking stall requirements. The cost per stall is \$8,000. Should Council consider requesting the full amount the cost to the applicant would be 21 x \$8000 or \$168,000. Council may not wish to apply the full amount to this lawfully non-conforming site which has not been required to provide parking since it was built as a Church in the early 1950's. However, Council could still choose to use this option, either in full or in part with a combination of other options noted above.

B. Loading

Similarly loading was not provided for this site and although the bylaws of the time did not mention loading, it was not likely a necessary consideration for the use as a place of worship. The change of use to commercial and public assembly uses will require, by Zoning Bylaw, one loading bay. As in the parking requirements, one can see that it is impossible to provide for this on the site. Unlike the parking, the Zoning Bylaw does not provide for an option such as 'cash-in-lieu'. Several conversations with the owner over the past year have ensued and suggestions such as providing a loading only zone in front of the church on Peninsula were offered and Council may wish to consider this as an option.

C. Setbacks

The existing building does not conform to the CS-1 setback requirements. However, retaining these already existing setbacks are not likely to cause any further impact beyond that which may already exist. However, as noted above, it is important that Council indicate through their recommendations that this variance, if granted, will apply to the existing building and proposal only and does not create setbacks for a new building, addition or new development.

Summary:

The applicant has worked with staff throughout the past year in order to develop a proposal which he feels works to the intent of the Village Square Development Permit Plan and the OCP. The existing building is in much need of repair. This corner is a focal point of the community and its familiar structure is currently seen as a backdrop in many a tourist photo. This rezoning is a natural progression in seeing this highly visible site zoned to match the zoning of its surrounding

commercial lots. The applicant has made a significant attempt to create a design which keeps the 'aged' wooden siding (repurposed if possible). In addition to the exterior façade treatment remaining relatively west coast in design, the applicant has indicated in his letter of submission that he has an interest in retaining the gardens which community members helped to create in the 1980's and early 2000's. The retention of the gardens and the use of the open space in a public way are key to retaining the cultural and community sense of space.

This report identifies a number of considerations and options for Council to consider prior to granting Third Reading. Staff will pursue Council's resolutions with the applicant in order to provide assurances prior to bringing the rezoning forward for further readings.

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Patricia Abdulla,
Manager of Planning

Attachments

DISTRICT OF UCLUELET

Bylaw No. 1156, 2013

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

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

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

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

READ A FIRST TIME this 25th day of June , 2013.

READ A SECOND TIME this 25th day of June, 2013.

PUBLIC HEARING held this 16th day of July, 2013

READ A THIRD TIME this 13th day of August, 2013

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

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

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw 1156



**REPORT TO COUNCIL**

MEETING DATE: JUNE 25, 2013 **FILE NO:** FOLIO: 58300175995; RZ 13-01; DP&DVP 13-02

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

SUBJECT: **Proposal to Rezone Lot A, District Lot 282, Clayoquot District, Plan 3550 (1601 Peninsula Road) from Private Institutional P-2 Zone to Village Square Commercial CS-1 Zone**

Recommendation:

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

Purpose:

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

Background:

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

This site is also rooted in this community's history. In 1952, St. Aidan's Church (on the Hill) was built by community members. Volunteers donated time and labour to construct the church. In 1987 a steeple was erected on the church making this building one of the most recognizable and photographed structures in the District. Through the years, church 'work bees', community projects and downtown revitalization programs have continued to help keep the church's exterior façade, gardens and outdoor areas

upgraded. This partnering of church and community has built a sense of community space and enjoyment of both the property and the building. Its central location, iconic structure and open green spaces with gardens and benches, sidewalks and cascading stairwell, continues to provide a link between the lower and upper commercial areas of Village Square. It has, over the years, created a sense of central space, a public meeting place, and a feeling of community which is necessary to a successful and vital downtown core.



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

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

Analysis:

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

1. Proposal – CS-1 Uses

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

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

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

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

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

2. Proposal – Exterior Modifications requiring the Development Permit

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

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

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

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

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

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

3. Proposal – Items requiring a Development Variance Permit

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

A Parking

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

The Development Variance Permit application, made as part of this overall proposal, will be considered with recommendations tied to the subject proposal

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

B. Loading

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

C. Setbacks

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

Summary:

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

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



Patricia Abdulla,
Manager of Planning

Attachments