

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Tuesday, May 27, 2014**

**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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	<b>CALL TO ORDER:</b>	
	<b>ADOPTION OF MINUTES:</b>	
Pg. 07	<b>MIN-1</b> May 13, 2014 Harbour Authority & Regular Council Minutes	
Pg. 17	<b>MIN-2</b> May 15, 2014 Special Council Minutes	
	<b>PUBLIC INPUT, DELEGATIONS &amp; PETITIONS:</b>	
Pg. 21	<b>D-1 VIHA Presentation of Local Health Area Profiles data for Ucluelet</b> Dr. Paul Hasselback, Island Health	
	<b>CORRESPONDENCE:</b>	
Pg. 23	<b>C-1 Invitation to Attend Ucluelet Secondary School Commencement Ceremony</b> Carol Sedgwick, Principal	
Pg. 25	<b>C-2 Request for Support to keep Shipbuilding in British Columbia</b> Jim Sinclair, President, BC Federation of Labour George MacPherson, President, Shipyard General Workers' Federation of BC	
	<b>INFORMATION ITEMS:</b>	
Pg. 27	<b>I-1 Sign Complaint</b> Lisbeth Edwards	
Pg. 29	<b>I-2 Planned Complex Care Residence in Tofino</b> Shaunee Casavant, Manager, Westcoast Native Health Care Society	
Pg. 33	<b>I-3 Thank-you and Update on Grant-in-aid Fund Allocation for Ucluelet Secondary School</b> Carol Sedgwick, Principal	

Pg. 35	<p><b>REPORTS:</b></p> <p><b>R-1 Expenditure Voucher G-10/14</b> Jeanette O'Connor, CFO</p>	
Pg. 39	<p><b>LEGISLATION:</b></p> <p><b>L-1 Zoning Bylaw No.1160 – New Consolidation and Changes</b> Patricia Abdulla, Manager of Planning</p>	
Pg. 49	<p><b>L-2 First, Second, and Third Reading of Sign Amendment Bylaw No.1172, 2014 – Amending Sign Bylaw No.1060, 2007</b> Patricia Abdulla, Manager of Planning</p>	
Pg. 53	<p><b>L-3 First, Second, and Third Reading of District of Ucluelet Building Bylaw No.1165, 2014</b> Patricia Abdulla, Manager of Planning</p>	
	<p><b>COM-1 COUNCIL COMMITTEE REPORTS</b></p> <p><b>Councillor Dario Corlazzoli</b> <i>Deputy Mayor October-December</i></p> <ul style="list-style-type: none"> <li>◆ Coastal Community Network</li> <li>◆ Fisheries</li> <li>◆ Signage Committee</li> <li>◆ Ucluelet Chamber of Commerce</li> <li>◆ Ucluelet Recreation Committee <i>(alternate)</i></li> <li>◆ Wild Pacific Trail</li> <li>◆ Clayoquot Biosphere Trust Society <i>(alternate)</i></li> </ul> <p><b>Councillor Geoff Lyons</b> <i>Deputy Mayor April-June</i></p> <ul style="list-style-type: none"> <li>◆ Central West Coast Forest Society</li> <li>◆ Food Bank on the Edge</li> <li>◆ Local Marine Advisory Committee</li> <li>◆ Ucluelet &amp; Area Historical Society</li> <li>◆ Clayoquot Biosphere Trust Society</li> <li>◆ West Coast Multiplex Society</li> </ul> <p><b>Councillor Sally Mole</b> <i>Deputy Mayor July-September</i></p> <ul style="list-style-type: none"> <li>◆ Harbour Advisory Commission</li> <li>◆ School Liaison <i>(alternate)</i></li> <li>◆ Ucluelet &amp; Area Child Care Society</li> <li>◆ Ucluelet Affordable Housing Society</li> <li>◆ Ucluelet Recreation Commission</li> <li>◆ Vancouver Island Regional Library <i>(alternate)</i></li> <li>◆ Westcoast Community Resources Society</li> <li>◆ Coastal Family Resource Coalition</li> </ul>	

<p><b>Councillor Randy Oliwa</b>      <i>Deputy Mayor January-March</i></p> <ul style="list-style-type: none"> <li>◆ Parent Advisory Committee/Public School Liaison</li> <li>◆ Sea View Senior’s Housing Society</li> <li>◆ Ucluelet Volunteer Fire Brigade</li> <li>◆ Ucluelet/Provincial Emergency Program</li> <li>◆ Vancouver Island Regional Library Board</li> </ul> <p><b>Mayor Bill Irving</b></p> <ul style="list-style-type: none"> <li>◆ Alberni-Clayoquot Regional District</li> <li>◆ Pacific Rim Harbour Authority</li> <li>◆ Aquarium Board</li> </ul>	
<p><b>LATE ITEMS:</b></p>	
<p><b>NEW BUSINESS:</b></p>	
<p><b>PUBLIC QUESTION PERIOD:</b></p>	
<p><b>ADJOURNMENT</b></p>	
<p><b>RESOLVE INTO CLOSED SESSION</b></p> <p><i><b>Notice:</b> 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>	

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**DISTRICT OF UCLUELET**

Minutes of the Harbour Authority and Regular Council Meeting  
held in the George Fraser Room, 500 Matterson Drive,  
Ucluelet, BC on May 13, 2014 at 7:30 pm

**COUNCIL PRESENT:**

Mayor Irving  
Councillor Corlazzoli  
Councillor Mole  
Councillor Lyons  
Councillor Oliwa

**STAFF PRESENT:**

Andrew Yeates, CAO  
Morgan Dossdall, Recording Secretary

**SPECIAL GUESTS:**

Rachel Dziama, USS Student Council  
Sarah Brittain, USS Student Council

**CALL TO ORDER:**

Mayor Irving called the meeting to order at 7:34 pm

**APPROVAL OF MINUTES:****MIN-1 April 22, 2014 Public Hearing Minutes**

Moved by Councillor Corlazzoli and seconded by Councillor Lyons

**BE IT RESOLVED:** *THAT the April 22, 2014 Public Hearing minutes be adopted as presented.*

**Carried.**

**MIN-2 April 22, 2014 Regular Council Minutes**

Moved by Councillor Corlazzoli and seconded by Councillor Mole

**BE IT RESOLVED:** *THAT the April 22, 2014 Regular Council minutes be adopted as presented.*

**Carried.**

**ERRORS OR OMISSIONS:**

None

**BUSINESS OUT OF THE MINUTES:**

- ❖ April 22, 2014 Regular Council Minutes, I-1 MMBC, Black Press, and the Future of Community Newspapers in British Columbia: Councillor Mole requested an update on the program and the rollout date

Mayor Irving provided an overview of the contentious issues with the program. The ACRD is voting on the program on May 14, 2014

**PUBLIC INPUT, DELEGATIONS & PETITIONS:**

- ❖ Council received a verbal petition against the cutting and removal of the trees in the Village Green

Mayor Irving noted that the public can give their information to District staff if they wish to be contacted when the next public Village Green discussion session will be held

- ❖ Council received a verbal petition against the removal of the sidewalk on Peninsula Road

**CORRESPONDENCE:**

**C-1 Request to Proclaim May as National Missing Children's Month**

Crystal Dunahee, President, Child Find BC

Moved by Councillor Mole and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council proclaim May as National Missing Children's Month.*

**Carried.**

**C-2 Earthquake Preparedness Consultation 2014**

Kristina Karger, Emergency Management BC

Moved by Councillor Oliwa and seconded by Councillor Mole

**BE IT RESOLVED:** *THAT Council receive correspondence item C-2, Earthquake Preparedness Consultation 2014, for discussion.*

**Carried.**

Moved by Councillor Oliwa and seconded by Councillor Mole

**BE IT RESOLVED:** *THAT Council send four District of Ucluelet representatives to attend the workshop in Port Alberni on July 8, 2014 and that the representatives comprise two staff members and two members of Council.*

**Carried.**

**INFORMATION ITEMS:**

**I-1 Response to Correspondence regarding Radioactive Material**

Susan Farlinger, Fisheries & Oceans Canada

**I-2 BCAA Fourth Annual "Worst Roads" Survey**

Mark Donnelly, Director, Communication & Community

**I-3 ACDC Event at Port Alberni's New Beach - June 14, 2014**

John Douglas, Mayor, Port Alberni

Moved by Councillor Corlazzoli and seconded by Councillor Lyons

**BE IT RESOLVED:** *THAT Council receive information items I-1 through I-3.*

**Carried.**

Moved by Councillor Mole and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council send a thank-you letter to Mayor John Douglas for the invitation to their June 14, 2014 event.*

**Carried.**

**REPORTS:****R-1 Expenditure Voucher G-09/14**  
Jeanette O'Connor, CFO

Moved by Councillor Lyons and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT report R-1, Expenditure Voucher G-09/14, be approved.*

**Carried.**

**R-2 Edge to Edge Marathon**  
Abby Fortune, Director of Parks & Recreation

Moved by Councillor Corlazzoli and seconded by Councillor Lyons

**BE IT RESOLVED:** *THAT Council approve the recommendation of report R-2, "Edge to Edge Marathon", which states:*

*THAT Council approval the road closures and additional request for operations of the Edge Marathon for June 8, 2014.*

**Carried.**

**LEGISLATION:****L-1 Up to Third Reading of Bylaw No.1169, 2014 – Five Year Financial Plan for 2014 to 2018**  
Jeanette O'Connor, CFO

Moved by Councillor Lyons and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council give First Reading to Bylaw No.1169, 2014.*

**Carried.**

Moved by Councillor Oliwa and seconded by Councillor Lyons

**BE IT RESOLVED:** *THAT Council give Second Reading to Bylaw No.1169, 2014.*

**Carried.**

Moved by Councillor Corlazzoli and seconded by Councillor Oliwa

**BE IT RESOLVED:** *THAT Council give Third Reading to Bylaw No.1169, 2014.*

**Carried.**

**L-2 First, Second, Third, and Fourth Reading of Bylaw No.1170, 2014 - 2014 Tax Rate**  
Jeanette O'Connor, CFO

Moved by Councillor Lyons and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council give First Reading to Bylaw No.1170, 2014.*

**Carried.**

Moved by Councillor Oliwa and seconded by Councillor Lyons

**BE IT RESOLVED:** *THAT Council give Second Reading to Bylaw No.1170, 2014.*

**Carried.**

Moved by Councillor Oliwa and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council give Third Reading to Bylaw No.1170, 2014.*

**Carried.**

**L-3 Fourth Reading of Rezoning #14-01 – To Rezone 1720 Larch Street from R1 Single Family Residential to VR-1 Vacation Rental Zone**  
Patricia Abdulla, Manager of Planning

Moved by Councillor Mole and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council give Fourth Reading and Adoption to Bylaw No.1167, 2014.*

**Carried.**

**COM-1 COMMITTEE REPORTS:**

***Councillor Dario Corlazzoli***

❖ **Wild Pacific Trail Society**

Meeting held May 7, 2014

- Election held, with Don Ferris as Chairperson and Treasurer, Barb Schramm as President, and Shannon Szymczakowski as Secretary
- Jim Martin gave five year notice that he will not be continuing the maintenance program; lots of time and opportunity to bring new people in for training and mentorship; District of Ucluelet holds contract and will make final decision
- Financials look good; donations are coming in as trail gets lots of use
- Upgrade to Terrace Beach access is coming along on schedule and on budget

❖ **Ucluelet Chamber of Commerce**

Meeting held May 12, 2014

- Chamber has new brochure that it will give out to new businesses; would like to hand these out when applicants come in for their business licence
- Numbers for marathon participation down slightly, but still have time and have already covered costs
- Survey done to discover where tourists stay on the coast: 70% in Ucluelet, 30% in Tofino
- Overall membership is slightly up at 10-15%, but membership renewal is down; Chamber holding 'reminder' drive and door-to-door campaign
- Government cutbacks on student grants this year; Chamber only able to get 2 students; Chamber facing \$18,000 shortfall this year due to grant cutback and non-renewed memberships
- Report from PRNP that West Coast Trail is open; Long Beach Challenge should be running in June – currently negotiating with Tofino bus to shuttle people

❖ Fisheries

Meeting held May 13, 2014

- Mayor Irving, Councillor Corlazzoli, and District of Ucluelet staff met with Dennis Chalmers, Stuart Nelson, Charlie Menns regarding federal fishing vessels working off shore and issue of long-term planning of factory ships versus onshore processing
- Report commissioned to outline pros and cons and history of situation
- Looking at long term plan with Province on licensing vessels to be more competitive with onshore processing

***Councillor Geoff Lyons***

❖ Central West Coast Forest Society

Meeting held May 5, 2014

- 2013 an excellent year, focused on fish enhancement and removal of invasive species
- 2014 to re-visit these priorities and to focus on promoting CWCFS as an education source; staff looking for opportunities to sell their capacity in educational qualification
- AGM in June, TBD

❖ Ucluelet & Area Historical Society

Mother's Day event held at UAC on May 10, 2014; went very well

❖ Clayoquot Biosphere Trust Society

Forum held May 9, 2014

- CBT hosted regional education forum open to all communities on coast; CBT will summarize input and arrange follow-up meetings

***Councillor Sally Mole***

❖ Harbour Advisory Committee

Unable to meet this month; next meeting scheduled for first Thursday in June

❖ Ucluelet & Area Childcare Society

Daycare Society AGM on May 20, 2014 at 6pm

- Some directors will step down

❖ Westcoast Coalition of Service Providers

Meeting held May 7, 2014

- Discussion on comprehensive school health; looking at delivering more of a collaborative workshop (smaller group session)

❖ Westcoast Community Resources Society

Meeting held May 8, 2014

- Discussed options for Bay Street property
- Looking at delivering more men's programming (funding coming)
- Auditor will be at next meeting

### ❖ Alberni-Clayoquot Health Network

Invited to present at sponsored event, Plan H - Healthy Communities BC

- Discussion on how do local governments improve health and well-being of their communities by working with local health authority and service providers
- Student Council members, Rachel Dziama and Sarah Brittain, were also in attendance

### *Councillor Randy Oliwa*

### ❖ School Liaison

UES PAC meeting on May 13, 2014

USS PAC meeting on May 12, 2014

- Have same staffing level as last year, which is positive news as heard there might be up to two teachers lost
- Two week Spring Break next year

### ❖ Seaview Seniors Housing Society

Fire drill on May 13, 2014

Have outstanding board and maintenance crew

### ❖ Ucluelet/Provincial Emergency Program

Emergency Preparedness held last week

May 6, 2014 was Ucluelet-wide mock emergency tsunami/earthquake drill; well attended and supplied; fire brigade went door-to-door with pamphlets; District has HAMM radio and certified locals to use it in case of emergency; had 70 attendees at high school (up from 10 in 2013); BC Ambulance participated

Full-on mock scenario would take 2 years of planning

Fire Hall had Open House on May 10, 2014; well attended

### ❖ Higher Education Forum

May 7, 2014 at Ittatsoo

- Clayoquot Biosphere Trust Society, Ucluelet, Tofino, Yuułu?il?ath, and Tla-o-qui-aht attended; hosted by West Coast Aquatic; meeting to provide accountability and action items to higher education initiative; will meet every 2 months, have 6-8 month timetable

May 8, 2014 in Tofino

- Hosted by CBT; attended by various groups and organizations on west coast who are involved with education
- Rachel Dziama, USS student council, noted it was an interesting forum and encouraging to see so much interest in improving education
- Sarah Brittain, USS student council, was pleased with the amount of collaboration toward a common goal

### *Mayor Irving*

### ❖ Aquarium Board

Aquarium off to an excellent start this year, even with lack of funding support from federal government

Board is interested in looking forward on next steps and partnerships with District of Ucluelet

Moved by Councillor Mole and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council receive all committee reports.*

**Carried.**

**COM-2 HARBOUR ADVISORY COMMISSION:**

**A March 2014 Report from Harbour Master**  
Kevin Cortes, Harbour Master

Moved by Councillor Mole and seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council receive the "March 2014 Report from Harbour Master" for information.*

**Carried.**

**B January 16, 2014 Minutes**  
Harbour Advisory Commission

Moved by Councillor Lyons and seconded by Councillor Mole

**BE IT RESOLVED:** *THAT Council receive the January 16, 2014 Harbour Advisory Commission minutes for information.*

**Carried.**

**LATE ITEMS:**

None

**NEW BUSINESS**

❖ **Ucluelet Radio**

Discussion on revising old agreement for running Ucluelet radio station; idea is to have it in case of emergency; equipment at the Fire Hall currently being repaired

Moved by Councillor Oliwa and seconded by Councillor Lyons

**BE IT RESOLVED:** *THAT Council direct staff to provide Council with the pre-existing radio agreement and any pertinent background information in preparation for Council meeting with the radio owner.*

**Carried.**

❖ **Higher Education Forum**

Councillor Oliwa discussed economic development strategies with Ucluelet Chamber of Commerce manager at education forum on May 8, 2014; Councillor Oliwa is planning to chair an economic development meeting at end of May  
Sue Payne noted she is available over the summer to work on these initiatives

❖ Landfill

Council has received complaints from public about the cost of dumping at the landfill. Councillor Lyons has experienced this personally, and will bring issue to ACRD's attention

❖ Zoning Bylaw

Update from staff that bylaw is scheduled to be on May 27, 2014 Council agenda, and public hearing date will be decided at that meeting

❖ Chamber of Commerce

Funding shortfall a concern this year; difficult circumstances over last 8 months with grant cutback, low membership renewal, and expense of downtown PRVC building; are considering using 90-day option to give up PRVC

COC request to Council to reduce rent by \$1000 each month for remainder of year to allow them to stay in the centre; would amount to grant-in-aid request for \$7000; Councillor Corlazzoli noted strong benefit in supporting the Chamber and having them provide information at junction to promote Ucluelet

Moved by Councillor Corlazzoli seconded by Councillor Mole

**BE IT RESOLVED:** *THAT Council forego a rent of \$1000 a month for the duration of the year to the Chamber of Commerce for their use of the Pacific Rim Visitor Centre on the condition that Council meet with their board in the fall to look at a long-term solution on making their use of the facility viable.*

**No Vote.**

Moved by Councillor Corlazzoli seconded by Councillor Mole

**BE IT RESOLVED:** *THAT Council refer the issue of assisting the Chamber of Commerce financially to the May 27, 2014 Regular Council meeting in order that Council may meet with the Chamber in the interim to discuss the issue.*

**Carried.**

❖ Council Emails

Council requested clarification from staff on the status of the issue of Council's emails not working; Councillor Oliwa suggested that Council check with Ukee Cable to whitelist their IP addresses, as a possible solution

District staff will continue pursuing the issue with IT support

❖ Tla-o-qui-aht

Moved by Councillor Mole seconded by Councillor Oliwa

**BE IT RESOLVED:** *THAT Council send a letter of congratulations to the newly elected Tla-o-qui-aht Chief, Francis Frank.*

**Carried.**

❖ Highway 4 Maintenance

Moved by Mayor Irving seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council direct staff to write a letter to Johnathan Tillie with Ministry of Transportation and Infrastructure, to thank him for the hard work done on maintaining Highway 4 and that Council is looking forward to their continued efforts.*

**Carried.**

❖ Meetings with Ministers

Council requested update from staff on arranging of meetings with Minister Stone and Minister Oakes in Victoria

CAO Yeates responded that the Ministers have been either unable or unwilling to confirm a meeting time at this point

Council directed staff to formally write the Ministries with a copy to local MLA in order to assist with solidifying the meeting times

❖ Fish Access

Moved by Mayor Irving seconded by Councillor Corlazzoli

**BE IT RESOLVED:** *THAT Council direct staff to write a letter to Pacific Rim DFO Director Sue Farlinger, to bring two issues to her attention: that the DFO, in their management plan for the Sockeye harvest, recognize the need for access from Area G; and, that Area G be given early access to the Chinook run.*

**Carried.**

❖ Tour

Council requested that staff coordinate a date with Yuułuꞵatꞵ First Nation for a tour of their new building

❖ Student Council

Rachel Dziama and Sarah Brittain expressed their gratitude for the invitation to sit with Council at this meeting; Council expressed their appreciation for their attendance

**PUBLIC QUESTION PERIOD**

Council received an update that the multiplex AGM will be held at Long Beach Lodge at 6pm on May 15, 2014

Council received comments on the PRVC / COC issue

Council received a question regarding report R-1, Expenditure Voucher G-09/14

**ADJOURNMENT:**

Mayor Irving adjourned the regular council meeting at 9:15 pm.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, May 13, 2014 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

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Bill Irving  
Mayor

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Andrew Yeates  
CAO

**DISTRICT OF UCLUELET**  
 Minutes of the Special Council Meeting  
 held in the George Fraser Room, 500 Matterson Drive,  
 Ucluelet, BC on May 15, 2014 at 9:00 am

**COUNCIL PRESENT:**

Mayor Irving  
 Councillor Corlazzoli  
 Councillor Mole  
 Councillor Lyons  
 Councillor Oliwa

**STAFF PRESENT:**

Jeanette O'Connor, CFO  
 Morgan Dossdall, Recording Secretary

**CALL TO ORDER:**

Mayor Irving called the meeting to order at 9:03 am

**APPROVAL OF MINUTES:**

N/A

**CORRESPONDENCE:**

None

**INFORMATION ITEMS:**

None

**REPORTS:**

None

**LEGISLATION:**

- L-1 Fourth Reading of Bylaw No.1169, 2014 – Five Year Financial Plan for 2014 to 2018**  
 Jeanette O'Connor, CFO

Moved by Councillor Lyons and seconded by Councillor Oliwa

**BE IT RESOLVED:** *THAT Council give Fourth Reading and Adoption to Bylaw No.1169, 2014.*

**Carried.**

- L-2 Fourth Reading of Bylaw No.1170, 2014 - 2014 Tax Rate**  
 Jeanette O'Connor, CFO

Moved by Councillor Lyons and seconded by Councillor Oliwa

**BE IT RESOLVED:** *THAT Council give Fourth Reading and Adoption to Bylaw No.1170, 2014.*

**Carried.**

NEW BUSINESS

❖ USS Grant-in-aid

CFO O'Connor informed Council that Principal Sedgwick, Ucluelet Secondary School, requested early endorsement of their \$1000 grant-in-aid

Moved by Councillor Oliwa and seconded by Councillor Lyons

**BE IT RESOLVED:** *THAT Council pre-approve the allocation of \$1,000 for the Ucluelet Secondary School grant-in-aid on the condition that Council receive confirmation of where the funds will be allocated by the school and how their administration determines this allocation.*

**Carried.**

❖ Illegal Camping

Councillor Lyons informed staff that there are people camping illegally on Weyerhauser property

Staff will contact the property owners to inform them

❖ Boat Launch

Mayor Irving informed staff that the bottom of the ramp is caving in and requires attention

❖ Ferguson

Council received request from John Ferguson to pick up logs off of Ucluelet shorelines for his personal use

**ADJOURNMENT:**

Mayor Irving suspended the special council meeting at 9:20am, and moved in-camera at 9:23am.

Mayor Irving adjourned the regular council meeting at 9:35am.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, May 15, 2014 at 9:00 am in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

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Bill Irving  
Mayor

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Jeanette O'Connor  
CFO

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## 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 the District Office at 250-726-7744 or email [info@ucluelet.ca](mailto:info@ucluelet.ca)

Requested Council Meeting Date: *May 27, 2014*

Organization Name: *Island Health*

Name of Presenter: *Dr. Paul Hasselback*

Name of Applicant if Other than Above: *Christal Lawson*

Contact Phone Number & Email: *Christal – 739-6304 christal.lawson@viha.ca*

Mailing Address with Postal Code: *3<sup>d</sup> Floor – 6475 Metral Dr, Nanaimo V9T 2L9*

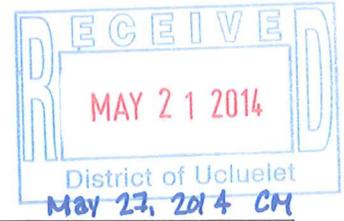
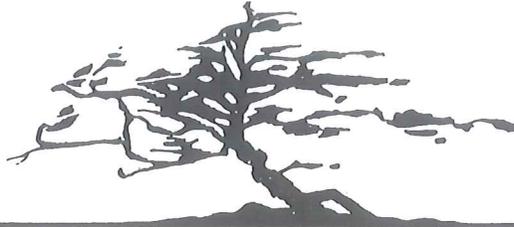
Audio/Visual requirements: Laptop **YES** Projector **YES** Screen **YES**

Topic: *Health at the local level. Dr. Hasselback will make his annual presentation of the Local Health Area Profiles data for Ucluelet and discuss local implications.*

Action You Wish Council to Take: *Receive for information.*

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Filecode: 0460-20 USS  
X-Ref:  
Forwarded to: Council, Andrew  
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# Ucluelet Secondary School

May 14, 2014

Mayor Bill Irving  
District of Ucluelet  
Box 999  
Ucluelet, B.C. V0R 3A0

Dear Mayor Irving:

The Class of 2014 and the staff of Ucluelet Secondary School would be pleased if you would honour us with your presence and give greetings at our Commencement Ceremony scheduled for **Saturday, June 14, 2014 at 2:00 p.m.** in our gymnasium.

Please advise us at your earliest convenience regarding this invitation.

Sincerely,

Ms. Carol Sedgwick  
Principal

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**B.C.  
FEDERATION  
OF LABOUR  
(CLC)**

200 – 5118 Joyce Street  
Vancouver, BC V5R 4H1

TEL (604) 430-1421  
FAX (604) 430-5917

Website: [www.bcfed.ca](http://www.bcfed.ca)  
E-Mail: [bcfed@bcfed.ca](mailto:bcfed@bcfed.ca)

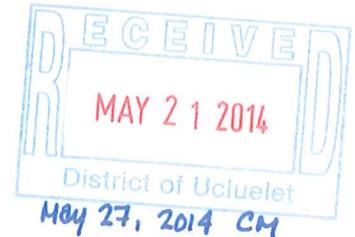
Jim Sinclair  
President

Irene Lanzinger  
Secretary-Treasurer

May 8, 2014

Mayor Bill Irving  
District of Ucluelet  
PO Box 999  
Ucluelet BC VOR 3A0

Filecode: 0400-20 BCFED  
X-Ref:  
Forwarded to: Council, Andrew  
[ ] Physical [X] Electronic



Dear Mayor:

**Re: Commitment to BC Shipbuilding Industry**

Institutional procurement is a powerful, and often underutilized, economic development strategy. Over the past three or four years, both the federal government and the BC government have adopted new industrial development strategies aimed at renewal of the BC shipbuilding and repair industry and its skilled workforce.

In a report produced by the Columbia Institute "Made-in-BC Ferries, the economic benefits of local ship procurement", March 2014, economic modeling shows there are significant social and economic benefits of building new ships in BC. In July 2013, BC Ferries announced it will put three new intermediate class ferries into service by 2016/2017. The economic modeling results showed the following direct, indirect and induced impacts of BC shipyard construction of the three ferries:

- A cumulative increase in provincial real gross domestic product (GDP) of \$378.5 million (2013 dollars);
- A \$200 million increase in consumer expenditure;
- An average annual increase in employment of 1,063 workers over three years;
- A \$249.7 million increase in personal disposable income;
- An increase in government tax revenue of \$66 million at the federal level and \$36 million at the provincial level; and
- For every 100 jobs created in the BC shipyard and repair industry, an additional 135 jobs are created in the province.

As well, the renewal of a skilled shipbuilding and repair labour force is also integral to the BC government's new industrial strategy to rebuild a once burgeoning marine manufacturing sector in BC. One action leading to this renewal would be to mandate the percentage of apprenticeships required on major public projects. The LNG Working

Group, for example, recommended that 25 percent of the overall workforce be apprentices on these projects and that government should consider having a minimum number of apprentices on public infrastructure projects. This recommendation was accepted by government.

The federal government has made a commitment to the BC shipbuilding industry. We are asking that the provincial government share the same commitment. Coordination of federal and provincial procurement is essential to bring the full benefits of shipbuilding in British Columbia.

In closing, we ask you to show support by passing a resolution requesting that the provincial government ensure that shipbuilding is done in British Columbia.

Sincerely,



JIM SINCLAIR  
President  
B.C. Federation of Labour



GEORGE MACPHERSON  
President  
Shipyard General Workers' Federation of BC

Encl.

---

**Subject:** sign bylaws

**From:** Lisbeth Edwards [<mailto:lisbethe@telus.net>]

**Sent:** May-20-14 8:57 AM

**To:** Info Ucluelet

**Subject:** sign bylaws

Dear Council members.

I am writing this to express my concerns regarding the parking of a company vehicle on Peninsula Road to advertise their place of business. I am referring to the "The Grill" which has been parked for 5 days near the West Coast Motel. I did bring this issue forward last year however it appears that the owner is once again not complying.

Please ask him to remove his vehicle from the public roadway and honour the signage bylaw like all other business must do.

Kind regards

Lisbeth Edwards

**Staff Note and Update to Subject Email**

**2014.05.22**

Staff received subject email 2014.05.21 regarding the vehicle parked along Peninsula belonging to The Grill and Floathouse.

The owner was contacted immediately and informed of this contravention of the Traffic and Parking Bylaw and requested to remove the vehicle.

The owner was also informed that all signage must be in accordance with District Sign Bylaws and to pursue signage permits with District Staff.

The owner indicated they would remove the vehicle immediately. Staff conducted a site visit the morning of 2014.05.22 and the vehicle had been removed.

Staff will continue to monitor the situation.

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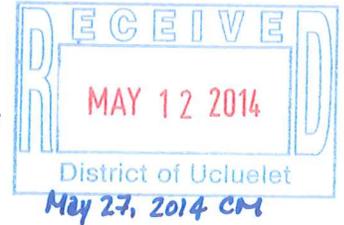


# Tsawaayuus (Rainbow Gardens)

*Westcoast Native Health Care Society*

6151 Russell Place  
Port Alberni BC V9Y 7W3  
Phone: 250.724.5655  
Fax: 250.724.5666  
Email: info@rainbowgardens.bc.ca

Filecode: 0470-20 WNHCS  
X-Ref:  
Forwarded to: Council, Andrew  
 Physical  Electronic



May 5, 2014

Dear Pacific Rim Communities Advisory Group Members:

We are sending this note to members to let everyone know that we are still working to establish a Complex Care Residence on property adjacent to the Tofino General Hospital. Pamphlets with a comprehensive update are enclosed. Please feel free to share these with anyone who has inquiries about the Complex Care Residence.

Our plan is to prepare a press release in the coming weeks. DYS Architecture will provide preliminary schematic drawings before the end of May 2014.

We are also preparing a short survey to gather more precise information about individuals who could occupy the Complex Care beds.

You will receive notice of a meeting of the Pacific Rim Communities Advisory Group likely in June 2014 when we have the drawings and the survey available to review with you.

Until the Advisory Group meets, if you have any questions or concerns please call me at 250-724-5655 or call John Jessup, Development Planning and Project Manager at (250) 722-0349.

Sincerely

Shaunee Casavant  
Manager

**Tsawaayuus**  
(Rainbow Gardens)

*Operated by*  
The Westcoast Native Health Care Society

**Housing for Seniors**

Residential Care coming soon to Tofino!

6151 Russell Place  
Port Alberni, BC  
V9Y 7W3

Tel: 250.724.5655  
Fax: 250.724.5666  
info@rainbowgardens.bc.ca

www.rainbowgardens.bc.ca

**The Accomplishments to Date**

- 2007** Community Questionnaire completed
- 2009** Needs Assessment and Feasibility Assessment completed
- 2012** Site preparation with stump removal and structural fill done
- 2012** Professional geo-technical reports completed
- 2012** Lease between WNHCS and Tofino General Hospital Foundation signed
- 2013** John Jessup, Developmental Planning and Project Management Consultant is hired
- 2013** In June a Community Open House funded by Clayoquot Biosphere Trust was held
- 2013** Advisory group created to represent the public in planning and building the care facility
- 2013** CMHC seed funding accessed to continue preliminary work
- 2013** Professional studies completed to determine flight path for emergency helicopters
- 2013** Legal documentation developed to amend the lease between WNHCS and the Tofino General Hospital Foundation
- 2014** After amendments and Ministerial approval the lease was successfully registered with the Land Titles Office
- 2014** Funding provided by Pacific Rim Community Senior Care Society for Contract with DYS Architecture to prepare schematic drawings for the care facility

**The Next Steps**

- DYS Architecture will produce preliminary drawings
- We will access funding to continue preliminary planning and development
- Develop a website
- Survey community members to create a wait list that will validate the need for a residential care facility in Tofino
- Meet with Health Authority officials to determine how VIHA will support operation of the facility
- Establish partnerships to create income, fill beds and increase the quality of life for future residents and future staff
- Meet in person with key individuals and groups to keep them informed and involved

March 20, 2014

## The Organization

The Westcoast Native Health Care Society (WNHCS) has successfully operated the 30 bed Tsawaayuu (Rainbow Gardens) facility for over 20 years. In 2009 an expansion resulted in an additional 10 Assisted Living apartments in our complex. We successfully lobbied to deliver personal care services with our staff instead of Vancouver Island Health Authority (VIHA) care staff. Kaa-in Services Inc. has contracted with WNHCS for 10 years to provide staffing in five departments including management.

## Board of Directors

Darleen Watts, *President*  
Derek Appleton, *Vice-President*  
Judy Joseph, *Secretary-Treasurer*  
Peter Mately  
Sharean Van Volsen  
Walter Thomas  
Ben David  
Penny Cote  
Daniel Watts

## The Building Committee

The WNHCS Building Committee is an appointed committee from the WNHCS Board of Directors with the sole purpose of exploring expansion of existing seniors housing or construction of seniors housing on behalf of the Society. The Building Committee has been active since 2012 when the WNHCS was approached by the Pacific Rim Community Seniors Society to plan and build a long term care facility on land owned by the Tofino General Hospital Foundation.

## The July 2013 Workshop

A Development Strategy Workshop was held in July 2013 where key partners were invited to provide input into the process. To ensure local community involvement, members from the Pacific Rim Seniors Community Care Society, the Tofino General Hospital Foundation, the District of Tofino, VIHA, WNHCS and First Nations were invited to the workshop. Workshop discussions included:

- *Land use and site planning*
- *Master plan for phased development*
- *Community amenities and building design*
- *Municipal approvals and forgiveness of levies*
- *Rationale for Residential care beds in Tofino*
- *Financing and funding models*
- *Operating efficiencies for small care facility next to hospital*
- *Environmental sustainability*

All agreed that provincially funded Care and Assisted Living facilities are urgently needed on the Westcoast. The Pacific Rim Communities Advisory Group was formed following an open house in June 2013 and the development strategy workshop in July 2013 in Tofino. The purpose of the Advisory Committee is to provide an on-going conduit for communication between the WNHCS, the communities of Tofino & Ucluelet and the surrounding Hesquiaht, Ahousaht, Tla-o-qui-aht, Ucluelet and Toquaht First Nations. The Advisory Committee will represent the public and the Westcoast people's interest in planning and building a seniors care facility (the building) in Tofino, BC. The Advisory Group will review issues pertaining to planning and construction of the seniors care facility and make recommendations to the WNHCS Building Committee.

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**RECEIVED**  
**VIA EMAIL**

on May 22, 2014

## Ucluelet Secondary School

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

May 22, 2014

Dear Mayor & Council:

Thank you for inviting some of our students to participate in your last council meeting and thank you for attending the USS Student Union meeting this past week. It is great to see local government working with our students.

It has come to my attention that there were questions and explanations shared about the \$2000 dedicated to USS in your annual budget. The explanation given to the Student Union sounds a bit different from process that was originally explained to me several years ago.

My understanding is that the \$2000 is to be used as follows:

- \$500 for the annual scholarship
- \$1000 for whatever big trip we are fundraising for (Quebec or Global Ed)- this was put in place to prevent the fundraising group from having to put in a request for funds each year as they had been doing previously
- \$500 for the Student Union to decide how to spend (the last couple years the students have used the funds for transportation to the Me to We Day in Vancouver)

Our students greatly appreciate the support the District of Ucluelet provides.

If the process for distributing the funds or who decides how the funds are to be spent has altered please let me know. Or we require further dialogue about the process please let me know and I will be happy to discuss the process.

Sincerely,

Carol Sedgwick  
Principal

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**District of Ucluelet**  
**Expenditure Voucher**

**G-10/14**

**Date: May 21, 2014**

**Page: 1 of 3**

**CHEQUE LISTING:**

**AMOUNT**

Cheques: # 20807 - # 20844	\$	66,121.50
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**PAYROLL:**

PR 10/14	\$	61,278.14
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<u>\$</u>	<u>127,399.64</u>
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**RECEIVED FOR INFORMATION AT MEETING HELD: May 27, 2014**

*Jeanette O'Connor, CFO*

# R-1.2

Report: M:\live\lapchklx.p  
 Version: 010003-L58.68.00  
 User ID: mdosdall

District of Ucluelet  
 AP Cheque Listing  
 Cheque # From 020807 To 020844(Cheques only)

Page: 1 of 2  
 Date: 21/05/14  
 Time: 09:08:57

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
020808	002	13/05/2014	C9246	CORLAZZOLI, DARIO	120901	CORLAZZOLI-GTAC	475.85		475.85	
020809	002	13/05/2014	CF005	COLUMBIA FUELS	13791	RUST B GONE	29.68		29.68	
020810	002	13/05/2014	CF265	CLIVE FREUNDLICH,	9118 9117	FREUNDLICH MAY/14 FREUNLICH APR/14	614.25 1,535.63		2,149.88	
020811	002	13/05/2014	CGISC	CGIS CENTRE	41760	MAY/14	380.99		380.99	
020812	002	13/05/2014	CI192	CIBC - VISA CENTRE	MAR/14 APR/14	FEB 25-MAR 24/14 MAR 25- APR 24/14	4,135.80- 4,744.74		608.94	
020813	002	13/05/2014	CK608	CORTES KEVIN	D422	D422	2,760.28		2,760.28	
020814	002	13/05/2014	CLC12	CARVELLO LAW CORPO	831 834 832	101002 101037 101007	535.79 350.99 992.28		1,879.06	
020815	002	13/05/2014	CT008	CANADIAN TIRE STOR	589857	SEAT COVERS/PIPE W	70.53		70.53	
020816	002	13/05/2014	CUPE1	CUPE LOCAL #118	05-14	MAY/14	1,153.17		1,153.17	
020817	002	13/05/2014	EB295	E.B. HORSMAN & SON	9726625 9714992	LIGHTS/TRANSFORMER LIGHTS/TRANSFORMER	940.80 521.17		1,461.97	
020818	002	13/05/2014	FPWD3	FOCAL POINT WOOD D	APR/14	APR/14	1,204.00		1,204.00	
020819	002	13/05/2014	GB054	GUDBRANSON BARB	120904	GUDBRANSON-REIMBUR	58.51		58.51	
020820	002	13/05/2014	I9253	IRVING BILL	120902	IRVING-C.SALMON/KA	35.10		35.10	
020821	002	13/05/2014	IB275	ISLAND BUSINESS PR	149416	2014 TAX NOTICE	963.20		963.20	
020822	002	13/05/2014	IH042	INNER HARMONY SERV	2739	JANITORIAL	2,522.63		2,522.63	
020823	002	13/05/2014	KI001	WORLEYPARSONS CANA	207391	APR/14	3,413.34		3,413.34	
020824	002	13/05/2014	KS073	TOTAL DELIVERY SYS	173757 174129	NI LABS NORTH ISLAND LAB	43.96 21.98		65.94	
020825	002	13/05/2014	LB454	LADYBIRD ENGRAVING	489	C.C.D.AWARDS	163.30		163.30	
020826	002	13/05/2014	LEASE	UCLUELET CONSUMERS	MAY/14	MAY/14	250.00		250.00	
020827	002	13/05/2014	M9277	MCDIARMID JOHN	25504A	MCDIARMID-WORK BOO	175.00		175.00	
020828	002	13/05/2014	MG729	MURRAY'S GROCERY	1216	COFFEE	65.50		65.50	
020829	002	13/05/2014	MI273	MID-ISLAND FIRE EQ	28798	FIRE EXTINGUISHERS	469.70		469.70	
020830	002	13/05/2014	MMB55	MURDY & McALLISTER	19746	4438	360.92		360.92	
020831	002	13/05/2014	MS170	REVENUE SERVICES O	MAY/14	MAY/14	3,208.25		3,208.25	
020832	002	13/05/2014	NI005	NORTH ISLAND LABOR	90443 90510	HWY RES/HELEN/MARI MARINE/SNUG/HWYRES	131.25 131.25		262.50	
020833	002	13/05/2014	NV785	NOVUS CONSULTING I	5521 5500 5510	APR/14 SERVICE LAP APR/14 MONITORING APR/14 REG TECH SU	435.86 52.50 6,907.73		7,396.09	
020834	002	13/05/2014	PB002	PACIFIC BLUE CROSS	167980	MAY/14	6,973.91		6,973.91	
020835	002	13/05/2014	PB104	PIONEER BOAT WORKS	69997 69908 70010 69958	KEMP-BOOTS GLOVES/WASHERS/SCR RAIN GEAR LAG SCREWS/SS SCRE	111.95 24.58 527.98 509.32		1,173.83	
020836	002	13/05/2014	PR267	PACIFIC RIM WHALE	120903	CCD/14	218.08		218.08	
020837	002	13/05/2014	SJ004	S & J SERVICES	660091 660092 660093	APR/14 FIRE HALL APR/14 JANITORIAL APR/14 JANITORIAL	138.60 315.00 315.00		2,805.60	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void	
					660090	APR/14 LYCHE	1,386.00				
					660094	APR/14	651.00				
020838	002	13/05/2014	TM007	TELUS COMMUNICATIO	2072536	ROOM PHONES	637.56		1,854.45		
					2072400	NEW PHONE LINES-LY	766.65				
					2072537	PHONE REPAIR	450.24				
020839	002	13/05/2014	UC142	UCLUELET CONSUMER'	C01099066	AFTERSCHOOL-FOOD	22.78		190.89		
					C01121816	POTTING SOIL/LIGHT	76.31				
					C01085559	TEEN MOVIE/DINNER	44.28				
					C01085514	FLOOR CURLING	15.83				
					CO1088929	ZIPLOCK BAGS	31.69				
020840	002	13/05/2014	UP459	UCLUELET PETRO-CAN	17112425	#2 OIL FILTER REPL	54.82		2,567.37		
					17112552	#2 BATTERY & CHARG	52.09				
					17112358	#20 DRIVEBELT REPL	10.98				
					17112456	#2AIR FILTER	21.97				
					17112476	TOWING E-VEHICLES	515.13				
					17113048	COOLANT/ANTIFREEZE	89.51				
					17112850		26.86				
					17112833	#1 SERVICE, INSPEC	1,175.36				
					17112547	#3 WIRING AND BULB	188.38				
					17112453	#4 POWER STEERING	432.27				
020841	002	13/05/2014	UR849	UCLUELET RENT-IT C	18157	AERATOR-GRASS	87.36		181.38		
					18198	FACE GUARD/EAR MUF	94.02				
020842	002	13/05/2014	WP166	WINDSOR PLYWOOD -	25645A	SHOP YARD SUPPLIE	147.84		1,771.66		
					25646A	HAMMER DRILL/TABLE	765.55				
					25644A	CUSTOM TACK BOARDS	106.08				
					25648A	BALL FIELD-PVC	45.64				
					25126A	PARKING LOT LINES	92.74				
					25993A	BULL RAIL PAINT MS	92.74				
					25630A	BULL RAIL PAINT-MS	239.68				
					25647A	BAY ST PUMPHOUSE S	138.88				
					25649A	CEMETERY SUPPLIES	142.51				
020844	002	15/05/2014	BCL16	BRUNNELL CONSTRUCT	PP8	FINAL HOLDBACK	16,800.00		16,800.00		
Total:							66,121.50	0.00	66,121.50		

\*\*\* End of Report \*\*\*

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## STAFF REPORT TO COUNCIL

Council Meeting: MAY 27, 2014

500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** PATRICIA ABDULLA, MANAGER OF PLANNING

**FILE NO:** 3900-25 BYLAW #1160

**SUBJECT:** Zoning Bylaw #1160 – New Consolidation and Changes

**ATTACHMENT(S):** (1) BYLAW #1160 APPENDIX 'A' – HIGHLIGHTS OF EDITS AND CHANGES

### **RECOMMENDATION(S):**

1. **THAT**, following public comment and preparation of maps and plans, First Reading of District of Ucluelet Zoning Bylaw No. 1160, 2013 be rescinded, updated and amended as attached;
2. **THAT** Council read anew a First Reading and give Second Reading to District of Ucluelet Zoning Bylaw No. 1160, 2013;
3. **THAT** a Public Hearing date be set for June 18<sup>th</sup> or later in order to meet the legislated notification period, and Council authorize staff to proceed with statutory notification.

### **PURPOSE:**

To advance District of Ucluelet Zoning Bylaw #1160, 2013 (“Bylaw #1160”) to a Public Hearing and to highlight edits or changes resulting from the public since the bylaw received First Reading June 13, 2013.

### **BACKGROUND:**

The last time the Ucluelet Zoning Bylaw was officially updated was in 1999 under Bylaw #800. Since that time there have been several amending bylaws to Bylaw #800. It is customary, from time to time, to consolidate all the amending bylaws into a new bylaw instead of relying on unofficial consolidations. The updating of the Zoning Bylaw has incorporated corrections related to format, clerical oversights and omissions. With a new Official Community Plan adopted in 2011, it was also a convenient time to review and update the Zoning Bylaw. The review undertook to:

- Modernize and Update the Bylaw
- Reduce overlaps and inconsistencies between provisions
- Reconcile competing provisions
- Address gaps in regulation
- Clarify a number of existing regulations and how they interact with other existing regulations
- Clarify the distinction between principal uses, secondary uses and accessory uses

- Consider changes in provincial legislation (e.g. Community Care Facilities) and Court decisions (e.g. use v. user zoning)
- Create greater consistency in regulations so that zone-by-zone variations are clearly discernible
- Update and clarify mapping, including adding comprehensive development (CD) plans that were part of staff reports but not previously included in the bylaw
- Add "2014 Update" section to the preamble of CD Update CD zones to reflect the allocation of uses for portions that have already been built, thereby clarifying what uses and density remain and where such development may occur.
- Clarify the CD density bonusing provisions including highlighting remaining amenities.

Overall, the results of the review and new proposed Zoning Bylaw will simplify future interpretation, increase certainty and understanding of the document.

**CONSULTATION PROCESS:**

The public consultation process for the Zoning Bylaw is, by legislation, less onerous, but in practice not dissimilar to that of an Official Community Plan. It is desirable to give property owners, community members, business operators, adjacent communities and others an opportunity to review the bylaw. To that end the process over the past year, although taking a more lengthy period of time, was beneficial. It allowed for considerable 'one on one' input with community members, local realtors and developers alike. Many questions were raised and staff and the consultant were able to meet with each group. Some queries were rooted in a lack of understanding of the existing bylaw or the understandable unfamiliarity in reading a bylaw. This proved a valuable opportunity to share knowledge and assist individuals in becoming more familiar with legislation. Other queries indicated a need for further clarification or wording which could assist in producing a more clear language in either definitions or intent. Other queries indicated a desire to make substantive changes to the zoning. Although it is recognized that there have been some substantive changes in this current edition of the bylaw these changes, such as the addition of marine zoning, are consistent with policies and objectives within the Official Community Plan. Individual preferences or initiatives to change zoning have been noted. However, significant changes which may require a more focused approach or concentrated public notification process have not been included in the new Zoning Bylaw. An example of this significant nature could be the recent request for Council to initiate the addition of *Single Family Dwellings* as a permitted principal use in the CS-1 zone in the Village Square. This land use is contrary to the Official Community Plan (OCP) and would require a revision to the OCP.

Bylaw #1160 with its consolidations, updates and clarifications has been reviewed in context of the Official Community Plan. Many of the policy directives within the adopted OCP are recognized in the language of the new zoning bylaw such as the marine zones, clarity on park uses, better definitions and distinctions for uses in commercial, residential and industrial zones, development standards for landscaping and tree retention where possible, and clarifying the Comprehensive Zones (CD) with maps showing 'built out' areas and those lots and land uses completed through subdivision.

A formal referral was also sent to:

- Alberni Clayoquot Regional District
- Yuułu?il?ath First Nations (YFN)
- Ministry of Transportation
- Ministry of Environment
- Ministry of Fisheries and Oceans

**SUMMARY:**

Staff have included, as Appendix 'A', a list of highlighted edits since the Bylaw received First Reading June 13, 2013. Extensive 'one on one' interviews, meetings, correspondence and phone calls were carried out by staff ensuring that every submission or inquiry was heard and answered. It is recognized that a bylaw of this magnitude may be complicated for those who are not as familiar with or able to read bylaws with ease. For that reason staff have attempted to clarify and keep definitions as clear as possible. Staff ensured that a full legal review was conducted to ensure that the consolidation of the bylaws were correct, incorporated all previous amendments and retained the requirements under Comprehensive Development Zoning or those which incorporated an Master Development Agreement.

It is also recognized that bylaws, once adopted, are still subject to interpretations, the need for clarifications, changes or future text amendments. This is a part of a normal process and is anticipated.

Staff have spent considerable time over the past year in preparing, reviewing, editing, mapping and responding to public input for this lengthy document with the desire that a sound, clear and functional bylaw could be presented for adoption. A thorough historical and legal review coupled with a thorough and lengthy public consultation process has helped to ensure that this bylaw will be sound for years to come.

**Respectfully submitted:**



Patricia Abdulla, Manager of Planning

*District of Ucluelet Zoning Bylaw No. 1160, 2013 attached for Council as a separate document due to size constraints.  
Reference copies available for public with Agenda copies for evening meeting  
Available for viewing at Front Counter – District Hall  
Available on District Webpage to view or download.*

**APPENDIX A**  
**Ucluelet Zoning Bylaw No.1160, 2013**  
**Highlights of Edits and Changes since June 2013**

Section No.	Amendment	Comment
<p><b>AMENDMENTS TO MAIN TEXT OF BYLAW</b>  Additions are <u>underlined</u>; deletions are <del>crossed-out</del>.</p>		
103 Definition	"Accessory" definition - add "conforming"	Non-conforming uses have more limited accessory uses to promote eventual conformance
103	"Auto Repair Shop" definition - Change "a" to "one" principal building	Increased certainty of interpretation
103	"Commercial Entertainment" - Delete "...casino..." reference	Not a use to be encouraged
103	"Commercial Recreation" - Add "...and bicycle/kayak rentals"	Increased certainty of interpretation
103	"Dwelling Unit" - Change "a" to "the same" building and bicycle/ kayak rentals	Increased certainty of interpretation
103	"Hotel" - Change from minimum three (3) to four (4) units	To reflect updated market conditions and distinguish from other tourist commercial accommodation uses
103	"Kennel" - Add "grooming" to "keeping, breeding, training and boarding"	Increased certainty of interpretation
103	"Marina" - Add to list of accessory uses "(b) marine-related charters and tours"	To clarify and reflect uses in CS-5 and CS-6 zones
103	"Motel" - Change from minimum three (3) to four (4) units	To reflect updated market conditions and distinguish from other tourist commercial accommodation uses
103	"through lot" and "front lot lone" - Amend to include reference to common property access route as not normally included in "highway" definition	Increased certainty of interpretation in response to public comment
103	Edit in light of broad definition of "highway": "front lot line" means the property boundary line of the lot and the highway it abuts <u>and</u> <del>or</del> gains primary access from," ... "exterior lot line" means the lot line(s) common to the lot and an abutting highway	Increased certainty of interpretation in response to public comment

	(other than a <u>path, lane, walkway, trail</u> ), that is not the front lot line;	
103	"Resort Condo" - add exception for Reef Point development	To reflect existing development
103	"Restaurant" - Change "a" to "the same" lot	Increased certainty of interpretation
103	"Staff Housing": - Clarify CD Zone reference; - Add "...(b) accessory residential use, for the purposes of this definition, means <i>accessory residential dwelling units</i> or bedrooms in a communal facility with common bathrooms, kitchen, dining and social facilities (not exceeding 6 bedrooms per communal facility), each bedroom considered one (1) "staff housing unit";	Increased certainty of interpretation in response to public comment
103	"Take Out Food Services" - Change "a" to "the same" lot	Increased certainty of interpretation
201.1(2)	Re-order Zones in Zoning Table alphabetically	Facilitate ease of reference
201.1(3)	Add reference to "regulations" and "this Bylaw"	Increased certainty of interpretation
201.3	Add: "All marine areas are zoned M-5 Zone unless otherwise noted on the Zoning Map".	Implementation of OCP and increased certainty of interpretation of mapping
203	Further detail introductory note to CD Zone bonusing provisions. " <del>...which may intended to be developed...</del> " Other edits to correct tense	Increased certainty of interpretation Correct tense
303.1	"...the heading "Permitted Uses" subcategory " <del>Principal</del> " in ..."	Already addressed in 303.1(1)
303.2(1)	Add "accessory parking" as a permitted use associated with parks, in all zones	Increased certainty of interpretation in response to public comment
303.2(2)	Edit: "...construction of <u>the</u> principal dwelling unit <u>portion of</u> in a single family dwelling or duplex on <u>the same</u> lot where:"	Increased certainty of interpretation
303.3	Add as prohibited use: "(6) medical marijuana production facilities, including parts thereof licensed under the federal <i>Medical Marihuana for Medical Purposes Regulations</i> ;"	To reflect changes in federal legislation
304.1 304.2 304.3	Delete ", or development area in the context of comprehensive development (CD) Zones," New "304.4 For certainty, (1) where more than one of the above	Increased certainty of interpretation

304.4(2)	density regulations apply to any particular lot, the most restrictive governs; and (2) in the context of comprehensive development (CD) Zones, the above regulations may apply to either a lot or a development area or both, as further specified in that CD Zone."	
305.1	Maximum Number of Buildings "... specified in a definition or a Zone."	Increased certainty of interpretation in response to public comment
306.2(1)	Re additional Minimum Setbacks, note further exception "..., or S.219 Covenant registered as a condition of a Master Development Agreement associated with a Comprehensive Development (CD) Zone"	Increased certainty of interpretation in response to public comment  Reflect intent of CD-5 Zone "riparian area" setbacks established following professional reports.
307.4	Add "width" to panhandle references	Increased certainty of interpretation in response to public comment
401.4(2)	Add second exception for accessory buildings in a front yard for the waterfront portions of through lots: "except ... (2) on the waterfront portion of a through lot, (a) a guest cottage in a Zone that lists such as a permitted use (b) a boathouse or similar accessory building or structure related to use of the marine areas.	Increased certainty of interpretation in response to public comment; Correct previous oversight.
402.1	Add: "(2) For single family dwellings, only one home occupation is permitted per lot, either from the principal dwelling unit or a secondary suite, if permitted."	To clarify that home occupations can operate from main dwelling unit or secondary suite but not both.  Maintains overall residential character of property.
403.2	Edit: "For certainty, notwithstanding other provisions of this Bylaw, Secondary Suites: (1) must not contain a home occupation if the principal dwelling unit contains a home occupation;"	
402.1(8)	Change 45 decibels to 55 decibels	To reflect reasonable community needs for home occupations
405.3	Delete " (1) Where Guest House is identified as the principal use without Single Family Dwelling also being identified as the principal use, then a Single Family Dwelling is not permitted unless operating and established as a Guest House. Add: "(4) A Guest House may or may not provide meals to its overnight occupants."	Increased certainty of interpretation in response to public comment

406.1(1)	Add: “...an <u>accessory building</u> or structure ...”	Correct inadvertent omission
703	Add to Ticketing Section: 703.1 Violation tickets issued for offences against this Bylaw shall be in accordance with District bylaws, <u>including Schedule “C” Offences and Fines until such time such is repealed and replaced with alternate bylaw.</u>	New Offences and Fees Bylaw expected later in 2014, to replace current (and updated Schedule)
Sch. C	<u>Add Schedule “C” Offences and Fines</u>	
601.2	Add underlined portion: “601.1 For all Zones, a lot which contains a single family dwelling as the principal building and residential as the principal use without any commercial tourist accommodation, or a manufactured home park: (1) May, but is not required to be, fully and suitably landscaped and screened <u>with existing trees maintained where possible;</u> ”	In response to comments
<b>SCHEDULE “A” – Add ZONING MAP.</b>		
<b>SCHEDULE “B” – THE ZONES</b>		
R-1.1.1	Correct typo	In response to public comment
R-2.2.1 (3)(b)	Amend base density for multiple family residential to 30 units/hectare	Correct typo for consistency with original zone.
R-2.1.1 (3) and R-2.2.1 (3)(c)	Amend minimum lot size and density figures to permit four (4) units of “Moderate Level Support Services Housing” development on PID: 002-407-299 Lot 11, District Lot 282, Clayoquot District, Plan 26711 (1686 Bay Street).	For consistency with original rezoning and agreement with Federal agency for development of the lands.
R-4	Updated legal descriptions for Strata Plan VIS5896 FAR regulations	To reflect adopted Zoning Amendment Bylaw No. 1162, 2013
CS-1.1.1	Add “Art Gallery” as permitted use Add “Neighbourhood Pub” as permitted use	To reflect Village Square character and existing uses
CS-1.1.2 & CS-2.1.2	Add: “For Peninsula Road and Main Street, and for properties fronting either, Mobile Vending is also a <i>principal permitted use.</i> ”	Moved and reworded from principal use list for increased certainty of interpretation.
CS-1.1.3	Add provisions for exceptions permitting residential on first storey of existing mixed commercial/ residential buildings: (1) For 286 Main Street  (2) For 1766 Cypress Road	(1) To reflect adopted Zoning Amendment Bylaw No. 1158, 2013 (2) To reflect adopted Zoning Amendment Bylaw No. 1161, 2013

CS-3.1.1	Add "Auto Repair Shop" as permitted use	To permit auto repair as stand-alone use without gas pumps.
CS-5.1.2	Add: "On the following properties, <i>residential</i> use of existing units is also permitted provided the existing building(s) contain primarily <i>commercial tourist accommodation</i> uses: (1) Strata Plan VIS4943 [Water's Edge – 1971 Harbour Drive]."	In consideration of OCP Policies supporting some residential integration within tourist accommodation areas. "General Commercial Policies ... 4. Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone ..."
M-Zones	Add various site specific uses	To reflect permissible uses consistent with OCP
M-2	Add "Public Assembly", "Commercial Entertainment" and "Retail" as principal permitted uses	To facilitate public events, and private events like weddings and other activities creating vibrant use of the dock and Village Square. (Uses also permitted in adjacent CD-4 and CS-1).
M-3	Move "Marina" use from M-3.1.1 to M-3.1.2	Increased certainty of interpretation
M-4.1	Add additional "Marine Industrial" permitted uses:  M-4(1)(a) <i>Boat Building and Repair</i>  M-4.1.2 For areas directly abutting an upland zone that permits Marina use, Marina is also a principal permitted use.  M-4.1.3 For areas directly abutting an upland zone that permits an Industrial use or zone, the same and accessory industrial uses are also a principal permitted use.	For certainty in light of existing uses, and to implement Official Community Plan.
I-1 .3.1(2)	Change: "Accessory Residential Dwelling Unit: 1 per <u>business lot</u> "	For consistency with original bylaw
I-2	Add "Motel" use, but not "Hotel" use	To reflect Zoning Amendment Bylaw 861, 2001, but updated given multiple other properties have since also been zoned for <i>hotel</i> use.
CD Zones	Add updated CD-Zone Plans, and update text accordingly	Followed extensive review of original plans and subsequent subdivisions and development.
CD-1 .3.1(4)	Change: "Accessory Residential Dwelling Unit: 1 per <u>business lot</u> "	For consistency with original bylaw
CD-3A.1.6	Add Park uses	To clarify previously unreferenced park areas shown on plan.

CD-5	<p>Add to Preamble:          "The MDA includes special provisions for riparian area setbacks, including reports of qualified professionals, which setbacks are intended to supercede and vary the otherwise standard provisions of this Zone and Bylaw."          ...          Following challenges to property assessments by the developer, the S.219 Covenant associated with the Master Development Agreement was modified in 2011 to clarify the role of the original plans:</p> <ul style="list-style-type: none"> <li>• That the location of the density and uses shown on the Illustrative CD Zoning Plan shall be located in and confined to those areas shown on the Illustrative CD Zoning Plan;</li> <li>• Within Development Area #2, only 20% of the area with label "33 S.F 3 G.H." may be used as guest houses.</li> </ul>	<p>In response to comments from original developer, noting riparian area covenant requirements of MDA would provide scientific basis to vary basic zoning setbacks.</p> <p>To reflect Covenant Modification</p>
CD-5 Preamble	SubZone names focused on "OceanWest"	At request of original developer.
CD-5 Setbacks	Various setbacks amended, primarily in relation to "main road" and to other uses	In response to comments from original developer, for consistency
CD-5A	"2014 Update" expanded to include events in 2013 and expectations for 2014	To reflect communications from developer
CD-5A	Reference to affordable housing sites in CD-5C SubZone expanded beyond Lot 13	In response to comments from original developer, noting further subdivision would provide further affordable housing site.
CD-5A, CD-5B & CD-5E	Add "Single Family Dwelling" to areas that can have a "Vacation Rental" use Clarify other relevant regulations accordingly (setbacks correspond to VR area rather than other SFD areas)	Increased certainty of interpretation in response to public comment
CD-5B & CD-5E	Add "Single Family Dwelling" to areas that can have a "Guest House" Clarify other relevant regulations accordingly (setbacks correspond to GH area rather than other SFD areas)	In response to comments from original developer, noting intent was to have either SFD or GH or both
CD-5B.1.3	Add clarification of Staff Housing use: "... though the principal permitted use in this case may be developed on-site or off-site if linked to and dedicated for use of the Hotel"	In response to comments from original developer, for consistency with other Hotel areas in CD-5 subzones, and Section 6.2 of MDA.
CD-5B.1.4 & CD-5C.1.2	Add similar clarification re Affordable Housing use: "... though the principal permitted use in this case may be developed on-site, or off-site (including in CD-5C SubZone (Development Area #3) if developed in conjunction with the secondary permitted uses"	In response to comments from original developer.

CD-5C	"2014 Update" clarified in relation to affordable housing lot(s)	In response to comments from original developer.
CD-5C .2.1(1)	SFD Minimum Lot size - Small Lot minimum lot size changed to 650.3 m <sup>2</sup> (7000 ft <sup>2</sup> ) from 0.16 acres - Add: "1,618.75 m <sup>2</sup> (0.4 acre) for any lot with primary access from a major road;" - 1,393.5 m <sup>2</sup> (15,000 ft <sup>2</sup> ) instead of 0.35 acre	In response to comments from original developer, to correct rounding assumptions, and for consistency with MDA
CD-5C.4.1	SFD Lot Coverage - Correct reference to 650.3 m <sup>2</sup> (7,000 ft <sup>2</sup> )	In response to comments from original developer
CD-5D.4.1	Hotel Lot Coverage - Correct reference to 20%	In response to comments from original developer
CD-5E.1.3	Deleted inadvertently referenced lots regarding Resort Condo use	Typo caught by staff and original developer.
CD-5E.1.3	Add "Affordable Housing" and make "Resort Condo" the secondary use	In response to comments from original developer, for consistency with other resort condo areas in CD-5 subzones.
CD-5E.1.4	Add Park uses	To clarify previously unreferenced park areas shown on plan.
CD-6	"2014 Update" expanded to include events in 2013 and expectations for 2014	To reflect communications from developer
CD-6	Add "marina" use to adjacent water portion	For certainty in light of original concept plan and additional marine zoning
CD-6	Add "Single Family Dwelling" to areas that can have a "Guest House"	For consistency with CD-5, and intent for either SFD or GH or both



## STAFF REPORT TO COUNCIL

Council Meeting: MAY 27, 2014  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** PATRICIA ABDULLA, MANAGER OF PLANNING

**FILE NO:** 3900-25 BYLAW 1172

**SUBJECT:** SIGN BYLAW AMENDMENT BYLAW NO. 1172, 2014 – AMENDING SIGN BYLAW NO.1060, 2007

**ATTACHMENT(S):** (1) BYLAW NO. 1172

### **RECOMMENDATION(S):**

1. **THAT** Council give First, Second and Third Readings to Amending Bylaw No. 1172 and instruct staff to return the bylaw for consideration of final adoption at a future regularly scheduled meeting;
2. **THAT** Council establish a Sign Bylaw Review Committee consisting of staff, Council, Chamber of Commerce and Business Operators; and
3. **THAT** Staff be directed to send a questionnaire to local business operators to request their input and garner interest in the upcoming sign bylaw review.

### **PURPOSE:**

The purpose of this report is address the time limit for Banner and Flag Permits under Section 3.9.2 of the Ucluelet Sign Bylaw No 1060, 2007 brought forward by Council in the Fall of 2013; and

To initiate a process for public engagement and establishment of a Sign Bylaw Review Committee.

### **BACKGROUND:**

From time to time legislative changes, advancements in case law and practice and other bylaw updates occur which require Council to put their mind to a review of existing procedures and bylaws. This provides an opportunity to not only update bylaws with current legislation but allows for a general review to be conducted and to engage the public for their input and insight. In the fall of 2013, Council directed staff to begin a review of the prevailing Sign Bylaw No.1060, 2007. In particular, staff were asked to focus on temporary and portable signage such as banners and flags which provide seasonal advertising and lively pedestrian interface during the tourist season.

Staff have formulated a questionnaire and information package which may be sent to business operators and owners. The intent is to create a dialogue and information exchange as well as a familiarity with the sign bylaw. This will greatly assist staff as the review begins. In addition, a sign bylaw committee will be formulated to provide input, garner civic interest and host several information sessions in the Fall of 2014 which will provide the basis for a revised sign bylaw. Staff are also preparing an article for the local newspaper which will provide information on the sign bylaw and the upcoming review.

**INTERIM CONSIDERATIONS:**

Council may recall that in the summer of 2013 several banner/flag type signs were requested for a permit under the prevailing sign bylaw. These were approved in accordance with the Bylaw under Section 3.9 which states:

**3.9 Flags and Banners**

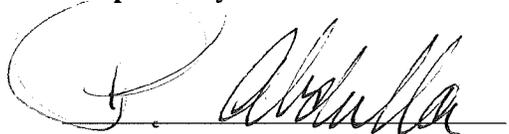
3.9.1 Flags are permitted for all designated uses.

3.9.2 A banner is permitted for all designated uses, upon prior approval from Council/Bylaw Enforcement Officer, if it does not exceed the permitted sign allowance for fascia signs and the permit holder removes the banner within thirty **(30) days** of the date the Sign Permit was issued. A banner, canvas, or other similar signs stretched across streets, highways, or other public places may be permitted for charitable organizations only in designated areas and provide a minimum clearance of 6.2 m above the surface of the highway for vehicular traffic, unless further specified by the Bylaw Enforcement Officer.

In recent years, new and creative advertising means, signage styles and types have emerged and municipal signage bylaws have often been reviewed keeping some of these more creative signage possibilities in mind. Of particular note, a tourist community such as Ucluelet often has a stronger need for temporary or seasonal signage; extending for the months from May to September. Fabric flag or banner signage is often used to provide a fun, festival type of atmosphere and this type of signage can be removed easily, taken down for the winter and re-used the following year.

The number, type, and location of these temporary fabric-style signs will be explored further under the sign bylaw review. Banner and flag signage permits can currently be applied for under the prevailing bylaw up to a maximum of 30 days. However, staff have been requested to provide a report and text amendment which would allow this type of 'temporary or seasonal' signage to occur for an extended period of time to make it a truly seasonal signage. Staff therefore propose under the attached amending Bylaw #1172 that the 30 days be changed to reflect a 120 day maximum. Note that the current definition of Bylaw Enforcement Officer in the Sign Bylaw includes the Manager of Planning or the Chief Administrative Officer

**Respectfully submitted:**



Patricia Abdulla, Manager of Planning

**DISTRICT OF UCLUELET**

**Bylaw No. 1172, 2014**

A bylaw to amend the District of Ucluelet "Sign Bylaw No. 1060, 2007".

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**WHEREAS** Council has authority under the *Local Government Act* and *Community Charter* in relation to signs;

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

1. THAT Section 3.9 Flags and Banners of the Sign Bylaw No. 1060, 2007 be amended under 3.9.2 by removing "...within thirty (30) days..." and replacing with "...within one hundred and twenty (120) days...".
2. This bylaw may be cited as the "Sign Bylaw Amendment Bylaw No. 1172, 2014"

**READ A FIRST TIME** this \_\_\_ day of May, 2014.

**READ A SECOND TIME** this \_\_\_ day of May, 2014.

**READ A THIRD TIME** this \_\_\_ day of May, 2014.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2014

**CERTIFIED A TRUE AND CORRECT COPY** of District of Ucluelet "Sign Bylaw Amendment Bylaw No. 1172, 2014."

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Mayor  
Bill Irving

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CAO  
Andrew Yeates

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

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CAO  
Andrew Yeates

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## STAFF REPORT TO COUNCIL

Council Meeting: MAY 27, 2014  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** PATRICIA ABDULLA, MANAGER OF PLANNING

**FILE NO:** 3900-25 BYLAW #1165

**SUBJECT:** DISTRICT OF UCLUELET BUILDING BYLAW #1165, 2014

**ATTACHMENT(S):** 1) BYLAW #1165  
2) APPENDIX 'A'

### **RECOMMENDATION(S):**

1. **THAT** Council give First, Second and Third Readings to the new District of Ucluelet Building Bylaw #1165, 2014.

### **PURPOSE:**

The purpose of this report is to introduce the new Building Bylaw for its required readings and inform Council of the changes introduced through the adoption of a new bylaw.

### **BACKGROUND:**

From time to time legislative changes and bylaws occur which require Council to put their mind to a review of existing procedures and bylaws. This provides an opportunity to not only update bylaws with current legislation but allows for a general review to be conducted. This review and update has:

- modernized the Bylaw;
- reduced overlaps and inconsistencies between provisions;
- reconciled competing provisions;
- considered and incorporated changes in provincial law such as the *BC Building Code, 2012*;
- incorporated District amendments made since the last building bylaw came into effect in 2002;
- added seismic design and construction requirements to the Bylaw;
- added water metering requirements to the Bylaw;
- added requirements for temporary shelters on constructions sites, including their removal;
- added demolition permit conditions such as site clean-up;

- added a ticketing system with fines and penalties;
- introduced more plain language to create greater clarity and certainty;
- reformatted and renumbered the Bylaw provisions; and
- adopted practices that are in use with other local governments.

Overall the updates and changes are in the interest of good and open governance.

Further detail on the updates is outlined in the attached Appendix "A".

**Respectfully submitted:**

A handwritten signature in black ink, appearing to read "P. Abdulla", is written over a horizontal line. The signature is enclosed in a large, hand-drawn oval.

Patricia Abdulla, Manager of Planning

*Attached for Council as a separate document due to size constraints.*

*Reference copies available for public with Agenda copies for evening meeting*

*Available for viewing at Front Counter – District Hall*

*Available on District Webpage to view or download.*

**APPENDIX A**  
**Ucluelet Building Bylaw No.1165, 2014**  
**Highlights of Changes from Ucluelet Building Bylaw No. 882, 2002**

Section No.	Change	Comment
Preamble	Updated legislative references, included table of contents, clarified wording	<i>Community Charter</i> introduced since last Bylaw
1. Title	Updated for new bylaw	
2. Definitions	Added definitions referenced in BCBC, 2012 (braced wall band, braced wall panel, excavation, heavy construction, plumbing system);  Added "Owner", "Bylaw Enforcement Officer",  Updated "Building Code", "Health and safety aspects of the work"	- Reflects seismic requirements - Increased certainty of interpretation  - "owner" includes agent of owner in fee simple  - reflects BCBC, 2012 updates
3. Purpose	Clarified wording  3.2.(b) Added, " and other purposes for which local governments may regulate in relation to buildings and other structures"	Increased certainty of interpretation  Narrows purpose to construction
4. Permit Conditions	Clarified wording  4.2., 4.3., 4.4. have "and other purposes for which local governments may regulate in relation to buildings and other structures"  4.2. and 4.4. Addition of "monitoring"	- Increased certainty of interpretation  - limits District's liability  - helps lessen the District's potential liability
5. Scope and Exemptions	Updated and streamlined language	- Increased certainty of interpretation; - BCBC 2012 referenced, and simpler for reader
6. Prohibitions	Clarified wording 6.1. added, " including excavation or other work related to construction" 6.4 added, "unless written authorization is first provided by a <i>Building Official</i> "	- Increased certainty of interpretation - clarifies that no excavation commences without a permit - can do things such as remove notice with BO's approval
7. Building Officials	Clarified wording and reorganized duties	- Increased certainty of interpretation

	<p>7.1.(c) data can be stored in digital form</p> <p>7.4. wording added to enable BO to authorize correction of work before authorizing work to continue when contravention corrected</p>	<p>- modernizes Bylaw</p> <p>- Increased certainty of interpretation</p>
<p>8. Applications</p>	<p>Clarified wording</p> <p>Removed "a fireplace and chimney permit"</p> <p>Added 8.1(d) - excavation permits, unless they are included in a BP</p> <p>8.4 reworded so there is discretion as to whether a separate building permit is required for each building (e.g. where two buildings on one site). Where there is a separate permit required for each, a separate building permit fee will be paid for each</p> <p>Added 8.6 – evidence of Homeowner Protection Act compliance</p>	<p>Reduces redundancies (e.g. former 8.2 and 9.1.1)</p> <p>BCBC covers fire safety/ protection features required to be incorporated into a building at the time of original construction so this is covered by 8.1(a) (building permit) or new 8.1(e) (such other permit as bylaw may require).</p> <p>"excavation" definition from BCBC applies (see definitions)</p> <p>Included to tailor to the particular situation.</p> <p>Included to bring to applicant's attention and mirrors wording in HOPA</p>
<p>9. Applications for Complex Buildings</p>	<p>Clarified wording and updated</p> <p>9.1.(d)(vii) state type and number of parking spaces</p> <p>Setbacks to lakes etc automatically required (no longer tied to land use regulations re siting and flooding) and ground levels and elevation of underside of floor automatically required (no longer tied to land use regulations re siting and minimum floor elevation)</p> <p>9.1.(d) wording revised to address scale</p>	<p>Increased certainty of interpretation and reduced redundancies, reflects BCBC 2012</p> <p>Good to have regardless of regulations</p> <p>Building Official has discretion, and if site plan prepared by a BC Land</p>

	<p>of a site plan at discretion of Building Official</p> <p>Seismic requirements added (9.1.(d)(iv), 9.1.(e)(ix), 9.1(f))</p> <p>Water metering requirements added (9.1.(i))</p>	<p>Surveyor then scale is 1:100 which is reflective of practice by other local governments</p> <p>Reflects BCBC updates and inclusion reduces time for plan review</p> <p>Design must be acceptable to District; can gauge water usage</p>
10. Applications for Standard Buildings	<p>Clarified wording and updated</p> <p>10.1.(d) wording revised to address scale of a site plan at discretion of Building Official</p> <p>Seismic requirements added (10.1.(d)(iv), 10.1.(e)(ix), 10.1(f))</p> <p>Water metering requirements added (10.1.(i))</p> <p>10.1.(k) revised so Building Official can waive a foundation design and issue a building permit under s. 56 <i>Community Charter</i> or where a registered professional certifies foundation design</p>	<p>Building Official has discretion, and if site plan prepared by a BC Land Surveyor then scale is 1:100 which is reflective of practice by other local governments</p> <p>Reflects BCBC updates and inclusion reduces time for plan review</p> <p>Design must be acceptable to District; can gauge water usage</p> <p>Reflects new legislation since last building bylaw drafted</p>
11. Professional Plan or Certification	<p>Clarified wording and updated</p> <p>11.1 and 11.3 added, "and other purposes for which local governments may regulate in relation to buildings and other structures"</p>	<p>Increased certainty of interpretation</p> <p>Strengthened District's reliance on letters of assurance and certification</p>
12. Fees and Charges	<p>Clarified wording</p> <p>12.2. added, " Notwithstanding any other provision in this bylaw"</p>	<p>This makes the section compatible with the Building Official powers that require copies of certain documents to be retained (7.1.(c)).</p>
13. Building Permits	<p>Clarified wording, reorganized provisions and updated</p> <p>13.1.(f) added to prevent permit from being issued when may contravene a registered charge against the property</p>	<p>Strengthened legal interpretation and easier for the reader to follow</p> <p>A charge is different than conforming with a bylaw or enactment (13.1.(e))</p>

	31.2.(c) added requirement that work must be substantially completed within 18 months or permit expires	Encourages efficient completion of project
14. Temporary Shelter	Added new sections 14.1. - 14.4.  14.2 outlines conditions including use for the lesser of 1 year from issuance of building permit or 15 days following issuance of occupancy permit, and security for removal.  14.3 District can cause shelter to be removed at Owner's expense.	Enables temporary shelters to exist on the construction site and to be removed (at Owner's expense) once the project is completed so they are not used for residential purposes.
15. Demolition Permits	Added demolition permit conditions: demolition must occur within 6 months of permit being issued and materials on the site must be removed within 30 days of demolition	Facilitates ease of reference  Clarifies requirements for demolition permits including site clean up
16. Disclaimer of Warranty or Representation	Clarified wording  Added "monitoring activities" after "inspections"	Increased certainty of interpretation  Helps lessen the District's potential liability
17. Professional Design and Field Review	Updated and clarified wording	Increased certainty of interpretation
18. Additional Responsibilities of Owner	Updated and clarified wording  18.1. added, " and is performed in strict compliance with . . . other applicable enactments"  18.1. added "other purposes for which local governments may regulate . . ."  18.3.(d) added requirement of public safety measures	Increased certainty of interpretation  Catches additional requirements such as those related to Workers Compensation  Reduces District's liability  Reduces District's liability
19. Inspections and Monitoring	Updated and clarified wording  19.3. has new wording to reflect BC Building Code  Reorganized provisions  19.4. gives a Building Official the ability to attend construction sites to ascertain whether they are respecting health and safety	Increased certainty of interpretation and reflects legislative updates  Facilitates ease of reference  Provides District with broad power to assess health and safety situations
20. Occupancy	Clarified wording	Increased certainty of

Permits		interpretation
21. Retaining Structures	Clarified wording and reduced redundancy  21.1. Dropped reference to "structure greater than 1.5 meters"	Increased certainty of interpretation  "Structure" is a defined term that already addresses this
22. Penalties and Enforcement	Clarified wording, reorganized  No longer possible for an individual who disagrees with a Building Inspector to make an appeal to the Mayor and Council for review, or that Council's decision is final.	Increased certainty of interpretation  Facilitates ease of reference and flow  Previous section was too broad and there are other legal options available to individuals to seek recourse.
23. Ticketing	Section added	Permits tickets (as stated in Schedule "C") to be issued for offences against the bylaw.
24. Severability	Clarified wording	Increased certainty of interpretation
25. Schedules	Updated wording	Reflects three schedules attached
26. Repeal Bylaws	Updated wording	Repeals Building Bylaw No. 882, 2002
Schedule "A" Fees	"A" - Fees - wording clarified and permit fee increased to \$100 from \$50	Increased certainty of interpretation; reflects permit fees charged by other local governments
Schedule "B" Valuation	"B" - Valuation - prescriptive values removed and replaced with reference to "Marshall & Swift"	Reflects current District practice
Schedule "C" Fines and Penalties	"C" - Fines and Penalties - New addition	Reflects local government practice