

LATE AGENDA

REGULAR MEETING OF COUNCIL

Tuesday, March 10, 2015

7:30 p.m.

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

Council Members:

Mayor Dianne St. Jacques
Councillor Sally Mole
Councillor Randy Oliwa
Councillor Marilyn McEwen
Councillor Mayco Noel



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1. ADOPTION OF MINUTES

NA

2. PUBLIC INPUT, DELEGATIONS & PETITIONS

NA

3. CORRESPONDENCE

NA

4. INFORMATION ITEMS

NA

5. REPORTS

5.1. Mobile Vending Business License – 2060 Peninsula Road
John Towgood, Planning Assistant

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6. LEGISLATION

NA

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STAFF REPORT TO COUNCIL

Council Meeting: MARCH 10TH, 2015
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNING ASSISTANT

FILE NO: (4320-20); **FOLIO:** 182.160

SUBJECT: MOBILE VENDING BUSINESS LICENSE ON 2060 PENINSULA (LOCATED ON THE SW CORNER OF PACIFIC CRESCENT AND PENINSULA ROAD)

ATTACHMENT(S): APPENDIX A - PROPONENTS BUSINESS LICENSE APPLICATION

RECOMMENDATION(S):

1. **THAT** Council approve a business license for a Mobile Vendor on the above referenced property subject to the conditions outlined below and within the body of this report; **or**
2. **THAT** Council deny a business license for a Mobile Vendor on the above referenced property subject to the conditions outlined below and within the body of this report

PURPOSE:

To consider the issuance of a business license to permit the operation of a mobile vendor located on the SW corner of Pacific Crescent and Peninsula Road (Figure 1) that specializes in Bannock and other First Nations foods.

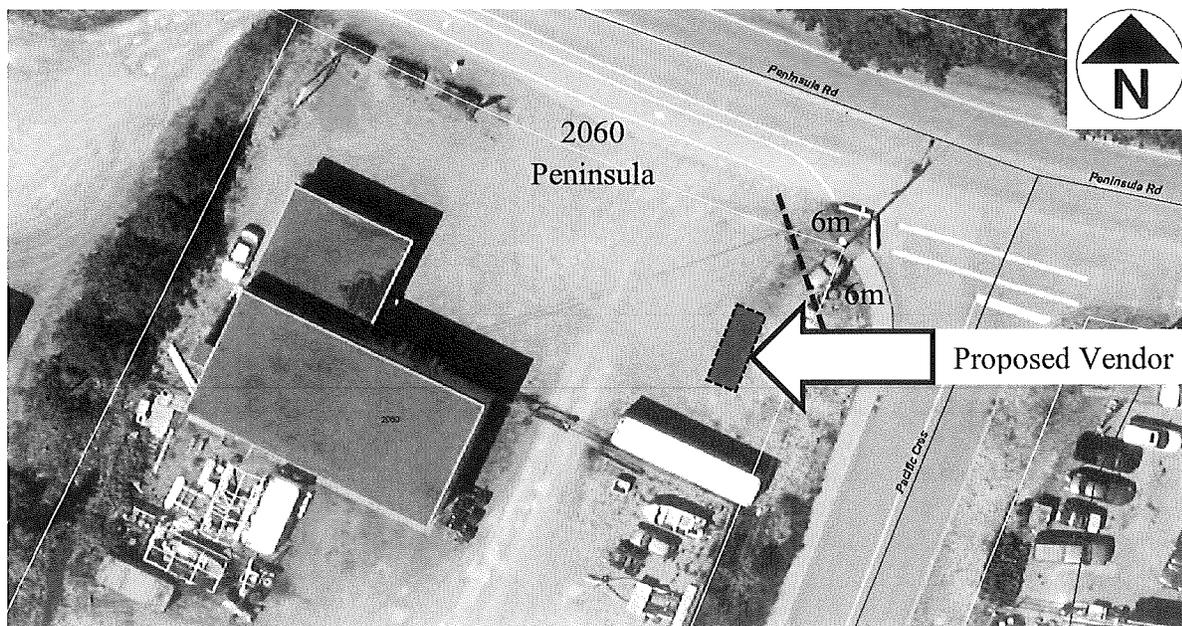


Figure 1

BACKGROUND:

Planning Staff are in receipt of a letter (**Appendix A**) requesting that Council approve a business license for a mobile vendor on the above referenced address. Mobile vendors are required to obtain Council approval of their business licence by Ucluelet’s Business Regulation and Licensing Bylaw No.922 (BRLB), Section 16.1 (a) “All applicants for a Mobile Vendor license shall require Council approval prior to the issuance of a business license”. It should be noted that as per section 16.1 (m) of the BRLB, a mobile vending license is deemed a personal license and is non-transferable.

OFFICIAL COMMUNITY PLAN (OCP):

Objectives within the OCP indicate that there is economic potential to be tapped in the area of tourism. Mobile food vending is a culinary option and a density of options can be a draw to the community with spin offs across all economic sectors.

ZONING:

As per the BRLB and Zoning Bylaw No. 1160, mobile vending is only allowed in the Peninsula Road and Main Street commercial corridors and only in CS-1, CS-2, P-3 and M-2 zones. The subject property conforms to these requirements as it is on the Peninsula Road commercial corridor and has CS-2 zoning. The applicant has indicated they will conform to all relevant District bylaws, required setbacks, vision clearance (Figure 2) and Island Health requirements.

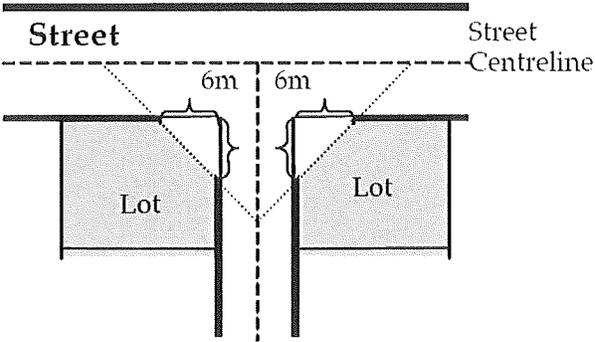


Figure 2 (Section 302.2 of the Zoning Bylaw)

LANDSCAPING:

There are no requirements for the landscaping of the subject site.

PARKING:

As per Zoning Bylaw No.1160, there are no parking requirements for mobile vending. This mobile vending proposal does not interfere with the parking requirements for the existing businesses on the subject site.

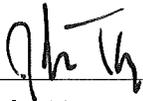
PUBLIC WASHROOMS:

As mobile vending vehicles fall outside the BC Building Code, they are not required to supply public washrooms or staff washrooms. Planning staff have encouraged the applicant, that if he is successful in obtaining a mobile vending business license, to provide public access to washrooms.

SUMMARY:

A key strategy of the OCP is to create a vibrant pedestrian friendly environment. Onsite vending is an effective association from the structures to the public realm encouraging pedestrian engagement with the Peninsula Street corridor.

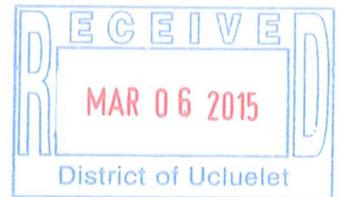
Respectfully submitted:



John Towgood, Planning Assistant

APPENDIX A

PO Box 886
Ucluelet, BC
V0R 3A0



February 27, 2015

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

Dear Mayor & Council:

We are submitting this proposal as a request for a Mobile Food Vendor License in the District of Ucluelet.

Our Bannock Business is a self-contained food service that will be run out of a mobile trailer, located on a prime piece of property on the main road into Ucluelet. The business will primarily sell bannock (fry bread, muqpauraq, skaan or scone) with a variety of toppings.

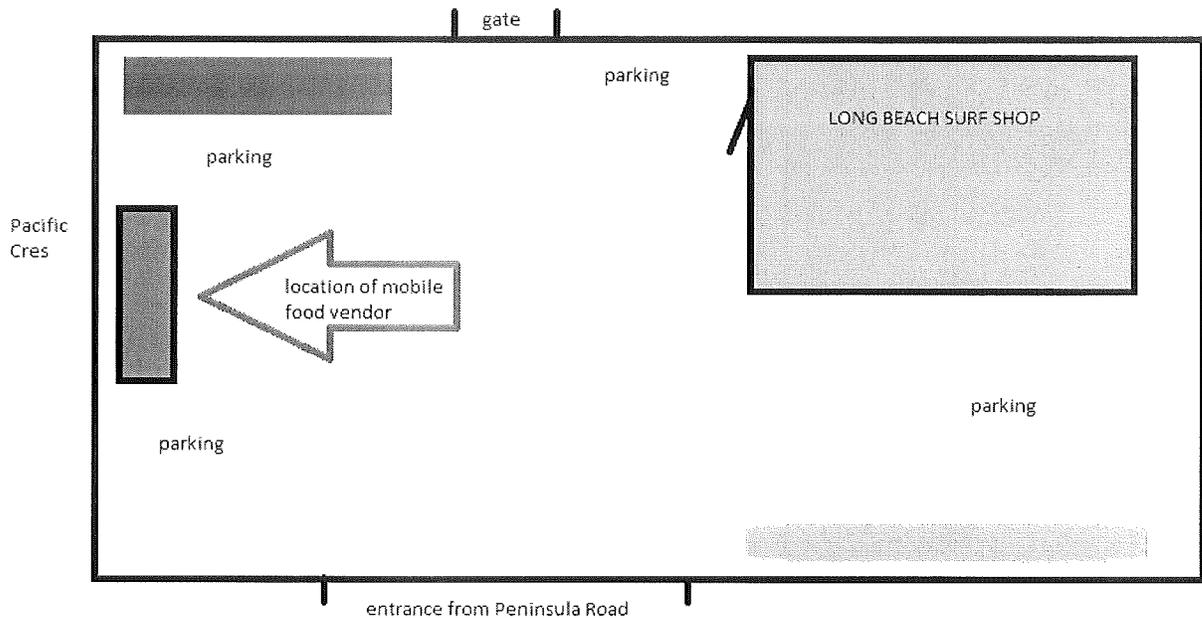
The business will be a partnership between Carol Sedgwick and Terry Touchie. Carol has honed her fry bread recipe over the years basing it on the traditional methods and ingredients. Some of her toppings will include honey, maple, fruit compote and other more modern flavours.

An excerpt taken from Bannock Awareness – In celebration of Aboriginal Day...
Food is an expression of culture. All cultures share the love of food, whether it is a collection of the family's favourite recipes, their memorable meals, or the rituals around collecting and preparing food. This common bond between people is a good place to start to learn about each other's culture. Bannock, for instance, is a favourite food of First Nations on Turtle Island (North America) and all Canadians.

The owners feel that the historical relevance of a traditional First Nations food like bannock will add value to the current offerings in Ucluelet, and be an attraction in itself. It has been noted by many visitors that although Ucluelet is ingrained with aboriginal history, our cultural tourism does not necessarily reflect this.

The business will be open throughout the year, however due to limited daylight during the winter months, may have shortened hours of operation. In the summer, when visitation is higher, in addition to longer sunshine hours, Bannock Bites will remain open into the evening. Regular, posted hours of operation are integral to the success of this business.

The business is scheduled to open by July 2015. In order to do so, the trailer must be purchased and renovated for this use as soon as possible. Contact has already been made with the VIHA so we are aware of the guidelines in order to have a Food Services permit of this kind. The company that is renovating the trailer is also aware of the health and safety specifications expected by VIHA. VIHA will sign off on the design of the trailer before it is built.



The mobile food trailer will be located at 2060 Peninsula Rd. The location has been secured and approved by the owner of the property, Troy Shepherd, as well as another current lease-holder (Long Beach Surf Shop). The diagram above shows the area in which the trailer will be located. There is ample parking on the property, and good visibility into and out of the space.

The location of the mobile vendor will be at the corner of Peninsula and Pacific Cres. This is a very active area for traffic and is right at the beginning of Ucluelet. The trailer however, will be placed further back on the property so as not to impede visibility to traffic coming onto Peninsula from Pacific Cres.

The trailer will be removed off the property each evening. The food truck is self-sufficient and will not need additional water or utilities. Grey water will be removed off site – but will only encompass dishwashing liquid. Garbage will also be removed from the site each day. This will be a “take out” facility.

This product is not currently offered in Ucluelet or Tofino and should be an excellent addition to our current offerings locally. In addition, being a year-round business, will also support the community during the winter, when local choices are at a minimum. We look forward to conducting business in the District of Ucluelet. And we look forward to hearing back from you on your decision.

Sincerely,

A handwritten signature in black ink, appearing to be 'Carol Sedgwick & Terry Touchie', written in a cursive style.

Carol Sedgwick & Terry Touchie