

AGENDA

REGULAR MEETING OF COUNCIL

Tuesday, March 8, 2016

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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REGULAR MEETING OF COUNCIL

7:30 p.m.

Tuesday, March 8, 2016

George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA

1. CALL TO ORDER
2. ADDITIONS TO AGENDA
3. ADOPTION OF MINUTES
 - 3.1. February 23, 2016 Regular Minutes p.7
4. UNFINISHED BUSINESS
5. MAYOR'S ANNOUNCEMENTS
6. PUBLIC INPUT, DELEGATIONS & PETITIONS
 - Delegations
 - 6.1. Tim Webb, Coast Smart p.15
Re: Update on Coast Smart Project
7. CORRESPONDENCE
 - 7.1. Invitation re: Climate Leadership Plan Engagement Sessions p.17
Hon. Peter Fassbender, Ministry of Community, Sport and Cultural Development
 - 7.2. Offer to Assist re: Native Vegetation Restoration of District Riparian Areas for SARA-listed species Habitats p.19
Barbara Beasley, Association of Wetland Stewards for Clayoquot & Barkley Sounds
 - 7.3. Request re: Skateboard Park Upgrades p.21
Alex Cugini, Resident
 - 7.4. Request re: Support for Federal Environmental Bill of Rights p.23
Alaya Boisvert, David Suzuki Foundation
 - 7.5. Invitation re: Meeting with Deputy Director of Police Services p.27
Tonia Enger, Ministry of Public Safety and Solicitor General

8. INFORMATION ITEMS

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| 8.1. BC Winter and Summer Games Opportunity to Bid | p.31 |
| BC Games Society | |
| 8.2. Update on “Canada Starts Here: The BC Jobs Plan” | p.33 |
| Ministry of Jobs, Tourism and Skills Training | |
| 8.3. New Initiative to Issue Licences for Grocery Store Sale of BC Wines | p.65 |
| Ministry of Small Business and Red Tape Reduction | |
| 8.4. Communities in Bloom Canada 150 Program | p.69 |
| Communities in Bloom | |
| 8.5. Installation of Commercial Water Meters in Ucluelet | p.73 |
| Resident | |

9. COUNCIL COMMITTEE REPORTS

9.1. Councillor Sally Mole

Deputy Mayor April – June

- Ucluelet & Area Child Care Society
 - Westcoast Community Resources Society
 - Coastal Family Resource Coalition
 - Food Bank on the Edge
 - Alberni Clayoquot Regional District – Alternate
- ⇒ *Other Reports*

9.2. Councillor Marilyn McEwen

Deputy Mayor July – September

- West Coast Multiplex Society
 - Ucluelet & Area Historical Society
 - Wild Pacific Trail Society
 - Vancouver Island Regional Library Board – Trustee
- ⇒ *Other Reports*

9.3. Councillor Mayco Noel

Deputy Mayor October – December

- Ucluelet Volunteer Fire Brigade
 - Central West Coast Forest Society
 - Ucluelet Chamber of Commerce
 - Signage Committee
 - Clayoquot Biosphere Trust Society – Alternate
 - Community Forest Board
- ⇒ *Other Reports*

9.4. Councillor Randy Oliwa

Deputy Mayor January – March

- Vancouver Island Regional Library Board – Alternate
- Harbour Advisory Committee
- Aquarium Board
- Seaview Seniors Housing Society

- Education Liaison
- ⇒ *Other Reports*

9.5. Mayor Dianne St. Jacques

- Alberni-Clayoquot Regional District
- Coastal Community Network
- Groundfish Development Authority
- DFO Fisheries Committees for Groundfish & Hake
- Pacific Rim Harbour Authority
- Pacific Rim Arts Society
- Whale Fest Committee
- ⇒ *Other Reports*

10. REPORTS

- | | | |
|--------------|--|-------------|
| 10.1. | Expenditure Voucher G-05/16
Jeanette O'Connor, Chief Financial Officer | p.77 |
| 10.2. | Supply and Delivery of One New Fire Apparatus
Karla Robison, Environmental and Emergency Service Manager | p.81 |

11. LEGISLATION

- | | | |
|---------------|--|--------------|
| 11.1. | Zoning Amendment Bylaw Report for Lot 29, Plan VIP79602 - Third Reading
John Towgood, Planner I | p.83 |
| 11.2. | Zoning Amendment Bylaw No. 1188, 2016 | p.101 |
| 11.3. | Zoning Amendment Bylaw Report for Lot 50, Plan VIP79602 - First and Second Reading
John Towgood, Planner I | p.105 |
| 11.4. | Zoning Amendment Bylaw No. 1191, 2016 | p.127 |
| 11.5. | Zoning Amendment Bylaw Report for Lot 5, Plan VIP76227 - First and Second Reading
John Towgood, Planner I | p.131 |
| 11.6. | Zoning Amendment Bylaw No. 1190, 2016 | p.139 |
| 11.7. | Harbour Regulation Amendment Bylaw Report - Fourth Reading
Jeanette O'Connor, CFO | p.141 |
| 11.8. | Harbour Regulation Amendment Bylaw No. 1189, 2016 | p.145 |
| 11.9. | Waterworks Amendment Bylaw Report - First, Second and Third Reading
David Douglas, Manager of Finance | p.149 |
| 11.10. | District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016 | p.153 |

12. LATE ITEMS

Late items will be addressed here but will appear in a separate agenda.

13. NEW BUSINESS

14. QUESTION PERIOD

15. CLOSED SESSION

Procedural Motion to Move In-Camera:

THAT the meeting be closed to the public in order to address agenda items under Section 90(1) of the *Community Charter*.

16. ADJOURNMENT

2016-068 It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council receive information items 8.1 and 8.2.

CARRIED

8.1 FCM Resolution for Build Canada Grant Funding

City of Port Coquitlam

2016-069 It was moved by Councillor Mole and seconded by Councillor Oliwa
THAT Council endorse the City of Port Coquitlam's resolution to the Federation of Canadian Municipalities, which states:

1. *"THAT Council make the following motion to the Federation of Canadian Municipalities and the Union of British Columbia Municipalities:
WHEREAS the Federal Government's Build Canada grant program generally shares the costs of all approved infrastructure projects equally between the province and the local jurisdiction at one third each;
AND WHEREAS for nationally and provincially significant projects, where projects provide a greater national and provincial benefit, and where communities are disproportionately and directly impacted by such projects, the burden of one third of the cost is inequitable and too high for the local jurisdiction;
THEREFORE BE IT RESOLVED that the Federal Government's Build Canada grant program, National Infrastructure Component, be amended to fund a minimum of 50% of the project cost.
BE IT FURTHER RESOLVED that the provincial funding contribution for significant projects be a minimum of 40% of the project cost.*
2. *THAT this motion be forwarded to all local governments in British Columbia to request their endorsement.*
3. *THAT this motion be forwarded to Mr. Ron McKinnon, Member of Parliament for Coquitlam - Port Coquitlam and to Mr. Mike Farnworth, Member of Legislative Assembly for Port Coquitlam - Burke Mountain."*
AND THAT Council forward the aforementioned endorsement to local MP Gord Johns for his information.

CARRIED

8.2 Island Rural Communities Celebrate with Heritage Project Launch

Vancouver Island & Coast Conservation Society

2016-070 It was moved by Mayor St. Jacques and seconded by Councillor McEwen
THAT Council direct staff to forward information item 8.2 "Island Rural Communities Celebrate with Heritage Project Launch" to the Ucluelet & Area Historical Society for their information.

CARRIED

9. COUNCIL COMMITTEE REPORTS:

9.1 Councillor Mole

Ucluelet & Area Child Care Society

- Met last week; discussion of current lease and need for confirmation from Council that rent will be forgiven for the year

2016-071

It was moved by Councillor Mole and seconded by Councillor McEwen
THAT Council direct staff to amend the lease agreement with the Ucluelet & Area Child Care Society to be limited to a one-year term at a cost of one dollar, to be reviewed again upon expiry.

CARRIED

Coastal Family Resource Coalition

- Coalition has hired a new community coordinator

Food Bank on the Edge

- Will be hosting Chowder Chowdown this year, taking place March 20th

9.2 Councillor McEwen

Ucluelet & Area Historical Society

- Society is bringing the Vancouver Opera to the west coast for production of "Stick Boy"; two showtimes - March 11 at 10:30am for school kids and March 12 at 7:30pm for the general public; admission is by donation

9.3 Councillor Noël

Ucluelet Chamber of Commerce

- Met February 22; have some new board members; have granted a \$500 scholarship to secondary school student pursuing education in business; looking at possible Weyerhaeuser property available for affordable housing; Edge-to-Edge Marathon happening June 12, currently confirming route through Pacific Rim Park due to current construction; have begun strategic planning regarding their role as contractor for visitor services; proposed April 12 from 9am - 1pm for next annual business walk; reminder that the west coast job fair is March 2 at Tin Wis in Tofino; report on visitor numbers from Pacific Rim Visitor Centre are that January 2016 saw 100 more people than same time last year (from 329 people to 429 people); currently trying to get monthly updates from Parks Canada on their construction progress and what is open/not open for the public

9.4 Councillor Randy Oliwa

Other Reports

- Council will be receiving Ministry of Education and Board of Education for a tour on March 16 at 9am; currently awaiting an agenda

9.5 Mayor St. Jacques

Alberni-Clayoquot Regional District

- ACRD held Committee of the Whole on February 10 to receive grants-in-aid applications; nothing came forward specific to Ucluelet; interesting proposal of note is Bamfield "Music by the Sea" aiming to play 'O Canada' simultaneously across the country using bells on boats

- Board meeting on February 10; Port Alberni Port Authority looking to develop their marina and campsites, and wish to extend their lease by 15 years to justify the expenditures on development and marketing; received proposal from Hupacasath First Nation for their Clutesi Haven marine properties - they are putting out an RFP for business and activities in this area including a public market and tech hub; board approved spending \$6M at the Alberni Valley Airport for runway expansion project

Other Reports

- Mayor met with Ucluelet Co-op manager to discuss the recent living wage report results; discussed need to improve awareness of all that Co-op does to support the community; they are looking at ways to make costs for certain groceries competitive with Port Alberni stores
- Attended West Coast meeting with Mayor Osborne and Tony Bennett last week; good news for landfill as requisition will be reduced; will be a forthcoming tax requisition to support Wheels for Wellness from the 3 areas; multiplex budget requests for \$5,000 for a business plan and \$20,000 for staff time at the regional district to assist with the project being considered; Pacific Rim National Park confirmed they are at least 30 days behind schedule in their infrastructure projects, looking at end date closer to end of May
- Attended Long Beach Airport meeting; new representative from Ucluelet Chamber of Commerce, Sandy Rantz, in attendance; Pacific Rim Arts Society will be coordinating display of artwork in the terminal; airport has a new snowplow on order; fire agreement with Tofino is still in the works; runway lighting work will commence soon, with anticipated completion August 1; once complete, terminal will be open 24/7 which raises security concerns; there is a kiosk for lease at the terminal; currently working on branding and marketing plan, with 2015 budgeted funds of \$20,000 carried over to put out an RFP for the work
- Meeting with Tla-o-qui-aht tomorrow regarding the Multiplex and their ideas and participation
- Attended Marine Response meeting with Western Canada Marine Response Corporation on February 19; group is looking at Ucluelet as possible mooring location for 1-2 of their vessels; the Harbour contractor will create a proposal for them with some mooring options

DFO Fisheries Committees for Groundfish & Hake

- Limited boat numbers with active licenses; four were recently purchased by Chinese purchasers; purchases include boats and the fishing quota; interesting to note that not many British Columbians are interested in owning/operating fishing vessels

2016-072

It was moved by Councillor McEwen and seconded by Councillor Mole
THAT Council accept all committee reports.

CARRIED

10. REPORTS:

10.1 Expenditure Voucher G-04/16

Jeanette O'Connor, Chief Financial Officer

2016-073 It was moved by McEwen and seconded by Councillor Noël
THAT Council receive Expenditure Voucher G-04/16.

CARRIED

10.2 Funding Request for Boat Launch Dock Floats
John Towgood, Planner I

2016-074 It was moved by Councillor Oliwa and seconded by Councillor McEwen
THAT Council approve recommendation 1 of report item 10.2 “Funding Allocation for the Remaining Boat Launch Dock Floats”, which states:

1. *THAT Council allocate five thousand dollars CAD (\$5000) of RMI funding to the boat launch dock float project completion.*

Vote 4-1 (Mole opposed); CARRIED

10.3 Wild Pacific Trail Memorandum of Understanding Renewal
Abby Fortune, Director of Parks and Recreation

2016-075 It was moved by Councillor Mole and seconded by Councillor Oliwa
THAT Council approve recommendations 1 and 2 of report item 10.3 “WPT Memorandum of Understanding Renewal”, which state:

1. *THAT Council authorize the renewal of the Memorandum of Understanding for the general maintenance work of the Wild Pacific Trail from January 1, 2016 - December 31, 2018; and*
2. *THAT Council authorize the increase to \$22,500 as noted in the 2016 Budget.*

CARRIED

10.4 Demolition of 1301 Pine Road
David Douglas, Manager of Finance

2016-076 It was moved by Councillor McEwen and seconded by Councillor Mole
THAT Council approve recommendation 1 of report item 10.4 “Demolition of 1301 Pine Road”, which states:

1. *THAT Council approve the demolition of the building located at 1301 Pine Road and fund the extra cost from sale proceeds of the land.*

Vote 4-1 (Noël opposed); CARRIED

10.5 Fixed Commercial Water Charges
David Douglas, Manager of Finance

2016-077 It was moved by Councillor McEwen and seconded by Councillor Noël
THAT Council approve recommendation 1 of report item 10.5 “Fixed Commercial Water Charges”, which states:

1. *THAT Council approve an increase to the water charges for fixed commercial base water rates by doubling the current water rates.*

CARRIED

11.LEGISLATION

11.1 Harbour Regulation Amendment Bylaw Report

Jeanette O'Connor, CFO

- 2016-078 It was moved by Councillor Oliwa and seconded by Councillor Noël
*THAT Council approve recommendation 1 of legislative report item 11.1
"Harbour Regulation Bylaw Amendment - Proposed Bylaw No.1189, 2016",
which states:*
1. *THAT Council gives up to three readings to proposed District of Ucluelet
Harbour Regulation Amendment Bylaw No. 1189, 2016.*
- CARRIED**

11.2 Harbour Regulation Amendment Bylaw No. 1189, 2016

- 2016-079 It was moved by Councillor McEwen and seconded by Councillor Mole
*THAT Council give First Reading to Harbour Regulation Amendment Bylaw No.
1189, 2016.*
- CARRIED**

- 2016-080 It was moved by Councillor Oliwa and seconded by Councillor Mole
*THAT Council give Second Reading to Harbour Regulation Amendment Bylaw
No. 1189, 2016.*
- CARRIED**

- 2016-081 It was moved by Councillor Mole and seconded by Councillor Noël
*THAT Council give Third Reading to Harbour Regulation Amendment Bylaw No.
1189, 2016.*
- CARRIED**

12.LATE ITEMS

12.1 Request re: Support for Sustainable Land-use Planning Grant

Laura Loucks, Clayoquot Biosphere Trust

- 2016-082 It was moved by Councillor McEwen and seconded by Councillor Oliwa
*THAT Council direct staff to write a letter to the Clayoquot Biosphere Trust in
support of their application for funding from the Real Estate Foundation to
connect wild life camera data analysis with sustainable land use planning
practices.*
- CARRIED**

13.NEW BUSINESS:

13.1 Councillor Oliwa

No new business

13.2 Councillor Noël

No new business

13.3 Councillor McEwen

2016-083 It was moved by Councillor McEwen and seconded by Councillor Oliwa
*THAT Council direct staff to apply to the Union of British Columbia
Municipalities to host the Association of Vancouver Island Coastal Communities
convention in 2018.*

CARRIED

13.4 Councillor Mole

- Request to staff if there is ability to display Whale Fest banners on existing banner poles for the event

13.5 Mayor St. Jacques

No new business

14. QUESTION PERIOD:

Council received questions and comments from the public re:

- Harbour Regulation Amendment bylaw clarification
- Use of RMI boat launch funds for other purposes
- Use of contractors for infrastructure work in town
- Ability to use 1301 Pine Road house for fire practice
- Acquiring a souvenir from the Canadian Princess before the ship is removed

15. CLOSED SESSION:

2016-084 It was moved by Councillor Mole and seconded by Councillor Oliwa
*THAT the meeting be closed to the public in order to address agenda items
under Section 90(1), subsections (c) of the Community Charter.*

CARRIED

Mayor St. Jacques suspended the regular meeting and moved in-camera at 8:47 pm.

16. ADJOURNMENT:

Mayor St. Jacques adjourned the in-camera meeting at 9:28 pm and resumed the open meeting at 9:29 pm.

Mayor St. Jacques adjourned the regular council meeting at 9:30 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, February 23, 2016 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Andrew Yeates
CAO

DRAFT



DISTRICT OF
UCLUELET

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 the Council meeting. The Mayor (or Acting Mayor) is the chairperson and all comments are to be directed to the chairperson. It is important to address the chairperson as Your Worship or Mayor St. Jacques.

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

Requested Council Meeting Date: MARCH 8TH 2016

Organization Name: COAST SMART PROJECT

Name of person(s) to make presentation: TIM WEBB

Topic: UPDATE ON PROJECT PROGRESS

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

Please describe:

COAST SMART IS A FEDERALLY FUNDED COASTAL SAFETY PROJECT WITH THE DISTRICTS OF UCLUELET, TOFINO, + THE NATIONAL PARK AS PARTNERS. THE PROJECT IS RAMPING UP. COMPLETION BY MARCH OF 2017.

Contact person (if different from above): _____

Telephone Number and Email: TOFINOTIM@GMAIL.COM 2507203063

Will you be providing supporting documentation? Yes No

If yes, what are you providing?

- Handout(s)
- PowerPoint Presentation

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

From: Info Ucluelet
Sent: Wednesday, March 02, 2016 4:25 PM
To: Council
Cc: Andrew Yeates; Morgan Dosdall
Subject: FW: Ref. 166321: Invitation to Engage on the Climate Leadership Team's Recommendations

Ref: 166321

All Mayors and Chairs of Local Governments in British Columbia

cc: The Honourable Mary Polak, Minister of Environment
 Ms. Linda Reimer, Parliamentary Secretary for Local Government
 Mr. Jordan Sturdy, Parliamentary Secretary for Energy Literacy and the Environment
 Mr. Al Richmond, President, UBCM
 Mr. Gary MacIsaac, Executive Director, UBCM
 All Chief Administrative Officers of Local Governments in British Columbia

Dear Mayors and Chairs:

Subject: Invitation to Engage on the Climate Leadership Team's Recommendations

I am writing to invite each of you to participate in one of six upcoming local government engagement sessions on the Climate Leadership Plan.

As part of the Climate Leadership Plan (CLP) Consultation Process, which began in May 2015 with the announcement of the Province of British Columbia's Climate Leadership Team (CLT), a second round of public consultation was announced on January 25, 2016. The public, industry, First Nations, local governments and other stakeholders are invited to provide their feedback on the CLT's recommendations described in the Consultation Guide. In addition to the multiple ways to provide feedback—through an online form, email, a survey and Ipsos Reid public polling, available at: <http://engage.gov.bc.ca/climateleadership/>—the Province is conducting sector-specific consultations, including with local governments.

My goal is to ensure that every local government in British Columbia has the opportunity to engage with the Province on the CLP and review and provide feedback on the CLT's recommendations, before the close of consultation at noon on March 25, 2016. To achieve that, Provincial staff together with my colleagues, Ms. Linda Reimer, Parliamentary Secretary for Local Government, and Mr. Jordan Sturdy, Parliamentary Secretary for Energy Literacy and the Environment, are leading the organization of five two-hour tele-conference/video-conference sessions. These will be geographically focused according to the five regions represented by British Columbia's Local Government Area Associations. A sixth session will be held for those local governments not able to attend a regional session.

The sessions will take place as follows:

March 8, 2016	Kootenay-Boundary Region	1:00pm – 3:00pm
March 9, 2016	Vancouver Island and Coastal Communities	10:00am -12:00noon
March 10, 2016	Lower Mainland Region	2:00pm – 4:00pm
March 15, 2016	North Central Region	1:00pm – 3:00pm
March 16, 2016	Southern Interior Region	10:00am -12:00noon
March 17, 2016	Province-wide	1:00pm – 3:00pm

Additional details about how to join a session in your region will be sent to you and your Chief Administrative Officers soon.

In addition to these engagement sessions, you will have recently received a letter from my colleague, the Honourable Mary Polak, Minister of Environment, seeking your input on climate activities as part of British Columbia's preparation for engagement in the federal process to develop a Pan-Canadian framework for combatting climate change. In the letter, Minister Polak

indicated our desire to attend each of the province's local government annual Area Association meetings over the coming months to further discuss the Climate Leadership Plan.

I will be working with Minister Polak regarding the Province's attendance at those meetings, with a primary objective of being able to address you directly on the CLT'S Recommendation #21 –Undertake a collaborative review and update of the Climate Action Charter to align provincial and community goals.

I have been impressed with the progress British Columbia local governments have made on their climate commitments, and with their efforts to provide thoughtful submissions on the Climate Leadership Plan process to date. I look forward to the upcoming discussions, recognizing that local governments' work on climate will positively impact the way British Columbians live and work in our communities.

Sincerely,

Peter Fassbender

Minister of Community, Sport and Cultural Development and Minister Responsible for TransLink

Subject: Environment Canada's Species At Risk Notification in the Feb 9 Council package

From: Barbara Beasley [mailto: [REDACTED]]
Sent: February-09-16 6:50 PM
To: Info Ucluelet <InfoUcluelet@ucluelet.ca>
Subject: Environment Canada's Species At Risk Notification in the Feb 9 Council package

Dear Mayor & Council & District Staff:

My neighbour just let me know that your package for tonight's meeting contains a notification from Environment Canada about the recovery and management plans for species at risk in our region. These include 2 species of amphibians (Northern Red-legged Frogs and Western Toads) that our non-profit society has been tracking over the past 10 years.

Our group, the Association of Wetland Stewards, has submitted reports from our breeding surveys to the District planner and public works staff in the past and we would be happy to provide more recent information after we complete surveys this spring. We know of 2 wetlands within the District where Northern Red-legged Frogs breed - the tiny pond at Tugwell Field and the pond at the junction at the Aquifer pump station. Several years ago, we worked with the Grade 10 Science class at USS and the District's Parks & Rec Dept to remove Scotch broom from around the pond at Tugwell Field. At this point, it would be helpful to restore more native vegetation within the riparian zone around that pond. Better riparian habitat would give the remnant population of Northern Red-legged Frogs a better chance of persisting at the site into the future. This sort of action would be in accordance with what is recommended in the species Management Plan. Our non-profit group would be happy to assist the District in making this happen.

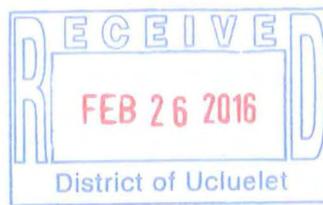
Best regards,
 Barb Beasley
 Association of Wetland Stewards for Clayoquot & Barkley Sounds
 P.O. Box 927, Ucluelet, B.C. V0R 3A0
wetlandstewards@gmail.com
www.splatfrogstunnel.blogspot.ca



NOTE FROM STAFF:

In Canada, species at risk are managed under the federal Species at Risk Act. There is no species at risk regulation in BC but a memorandum of understanding exists between Canada and the Province to protect species-at-risk using the Species at Risk Act framework in BC. Although local governments do not have explicit responsibilities for conservation of wildlife and habitats, including species at risk, they must ensure they do not violate provincial and federal legislation that protects wildlife and habitat and they must consider due diligence for actions and decisions that may facilitate violations by other parties with respect to wildlife, habitat and species at risk. Environment and Climate Change Canada have risk recovery and management plans prepared for the amphibians referenced in this email.

Filecode: 0220-20 2016
 X-Ref:
 Forwarded to: Council, Andrew
 Physical Electronic



28001
 Alex Cugini
 1353 Helen Road,
 PO Box 19
 Ucluelet, BC
 V0R 3A0

NOTE FROM STAFF:

Mr. Cannon did meet with Mr. Cugini on site, and informed him that it is up to individual property owners to address drainage on their property. Mr. Cannon showed Mr. Cugini the open ditch storm network running along Matterson Drive to the side of his property into which he could direct his drainage. The property in question is an undeveloped lot on the corner of Bay Street and Matterson Drive.

February 23rd, 2016

To Mayor & Council
 District of Ucluelet

Dear Mayor & Council,

Proposed Upgrades to the Skate Board Park

I, Alex Cugini, have Power of Attorney over my Mother, Antonietta Cugini's affairs

I noticed that the District is planning to undertake upgrades to the Skate Board Park on Matterson Drive, which is adjoining my Mothers' vacant property on the corner of Matterson and Bay; and believe that this would be a good time to remedy some of the problems created when the initial park was constructed.

These problems originated from the original construction of the park, with the piling of the surface material on the upper level between my Mother's property and the park, resulting in the back up of water and flooding of her property.

In conversation with Warren Cannon, Superintendent, who attended the site, he indicated that it is the property owners' responsibility to resolve the flooding. While I recognise that when it is two property owners who have the problem, it is up to them to find a resolve, and the District does not get involved. However, when the district is, in fact, one of the property owners, I feel that the district should make efforts to remediate the problem they have allowed to occur.

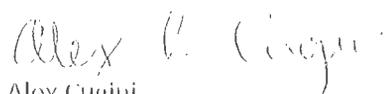
Another instance at the time of construction of the park, was the hiring of a faller to knock down a danger tree on the park property, which was felled and left on my Mother's property.

Finally, if there are to be improvements to the park, could I strongly suggest that washrooms be a part of the upgrade? Presently the patrons are resorting to using neighbouring properties as bathrooms.

In summary, I respectfully ask that the District make a motion to have staff address the flooding caused by the initial depositing of skate-park materials between the two properties; remove the tree felled on my Mother's property and factor in washrooms in the upgrades.

I would be pleased to meet and discuss these matters, on site, with whomever your fell appropriate.

Thank you for your consideration of these matters,


 Alex Cugini
 250 226 1627

Subject: British Columbians: help FCM advance environmental rights today!
Attachments: Briefing-Note-FEBR.PDF

From: Alaya Boisvert [<mailto:aBoisvert@davidsuzuki.org>]
Sent: Monday, February 29, 2016 6:30 PM
To: Alaya Boisvert <aBoisvert@davidsuzuki.org>
Subject: British Columbians: help FCM advance environmental rights today!

Greetings!

This week, the FCM Standing Committees and Board meet in Sherbrooke, QC to discuss resolutions from across the country about important issues that matter to you and your community.

Having passed a declaration for environmental rights, **you now have a momentous opportunity to tell the federal government to take action as well.**

Earlier this year, the City of Victoria unanimously passed a motion to send a resolution to the FCM and its members. [The resolution](#) calls for federal leadership to legally respect, fulfil and protect our right to live in a healthy environment through a federal environmental bill of rights.

Today, B.C. municipalities can send a strong message of support by contacting members of the FCM [Standing Committee on Environmental Issues and Sustainable Development](#) and [Board of Directors](#) requesting they adopt the resolution calling for a federal environmental bill of rights.

To learn more about what federal environmental rights legislation would mean for Canadians, check out the attached briefing note, a [Toronto Star Opinion Editorial](#) and [this blog](#) about municipal action.

Thanks to you, and all other local governments that have passed declarations for environmental rights, nearly 12 million Canadians live in communities that recognize their right to a healthy environment. In the wake of this great success, thousands of volunteers across the country continue to work towards legislated protections for their right to clean air and water, safe food, access to nature and a stable climate.

Thank you for your leadership and for all the incredible work you do to protect the people and places we love!

Alaya

P.S. We'd love to hear what initiatives your community is committing to undertake in 2016 to realize the objectives of your Blue Dot declaration. [Write to us](#) and let us know! We want to celebrate and showcase your commitments and success stories, and challenge other municipalities to undertake projects that honour the intention of their declarations.

Alaya Boisvert
 Manager, Blue Dot Government & Partner Relations



David Suzuki Foundation | 219 – 2211 West 4th Avenue | Vancouver, BC V6K 4S2 | 604-732-4228 ext. 1263 | C: 604-562-2779 | www.davidsuzuki.org



THE CASE FOR A FEDERAL ENVIRONMENTAL BILL OF RIGHTS

OVERVIEW

Environmental rights and responsibilities reflect and reinforce core Canadian values - All Canadians need clean air and water, safe food, a stable climate and access to nature to be healthy and to thrive.

Legal recognition of environmental rights is required to help protect the right of each person to live in a healthy environment. This recognition can be realized through a variety of mechanisms, including new legislation, in the form of an “Environmental Bill of Rights”, or through a provision in Canada’s *Charter of Rights and Freedoms*.

BACKGROUND

In 1972, the United Nations Stockholm Declaration on the Human Environment proclaimed that people have “the fundamental right to freedom, equality and adequate conditions of life, in an environment of quality that permits a life of dignity and well-being.”¹

Many countries are adopting an important and innovative approach to protecting the environment and their citizens’ health by applying a human rights framework to enshrine the right to a healthy environment. In fact, more than 110 countries have passed laws recognizing their citizens’ right to live in a healthy environment. In contrast, no Canadian law explicitly protects Canadian’s right to a healthy environment.

STATUS OF ENVIRONMENTAL RIGHTS IN CANADA

The *Canadian Charter of Rights and Freedoms* and the *Canadian Human Rights Act* are both silent on the environment. The *Canadian Environmental Protection Act* confers some procedural rights but does not address substantive environmental rights.

At the provincial and territorial level, Quebec, Ontario, the Yukon, Northwest Territories and Nunavut have adopted some form of environmental rights legislation. Quebec also includes the right to a “healthful environment” in its provincial *Charter of Human Rights and Freedoms*. However, these statutes are generally limited in scope. For instance, the *Ontario Environmental Bill of Rights* addresses only procedural rights, and the provision in Quebec’s Charter guarantees protection only to the extent already provided by provincial law.

¹ Stockholm Declaration on the Human Environment <http://www.unep.org/Documents.Multilingual/Default.asp?documentid=97&articleid=1503>

In Canada, new legislation (an “Environmental Bill of Rights”) or a provision in Canada’s *Charter of Rights and Freedoms* is needed to recognize and protect the right to a healthy environment. Legal recognition of environmental rights comprises substantive and procedural guarantees. Substantive rights include clean air, safe water, a non-toxic environment and healthy ecosystems.

Related procedural rights include access to information, participation in environmental decision-making and access to justice. In keeping with internationally-recognized good practices this would lead to better environmental outcomes and help build a healthier, more prosperous and more inclusive Canada.²

HUMAN HEALTH AND THE ENVIRONMENT ARE INEXTRICABLY LINKED

A patchwork of environmental laws and regulations in Canada has led to poor environmental performance and has had substantial negative effects on human health. According to the World Health Organization, environmental hazards contribute to 36,000 premature deaths in Canada annually and approximately 13 percent of all illnesses and injuries.³ Another study estimated that for just four categories of illness — cardiovascular disease, respiratory illness, cancer and congenital afflictions (birth defects) — environmental hazards contributed to as many as 25,000 deaths and 1.5 million days in hospital annually.⁴

Legal recognition of the right to live in a healthy environment would help improve the well-being of Canadians, as well as our natural environment. It would guarantee improved implementation and enforcement of environmental laws and regulations, leading to cleaner air, safer water and healthier people and ecosystems. It would give expression to the shared value that Canadians place on their environment and promote democratic engagement in environmental protection.

EVIDENCE OF IMPROVED ENVIRONMENTAL AND ECONOMIC PERFORMANCE

Research indicates that countries with constitutions that recognize the right to a healthy environment and mandate environmental protection have better environmental records. They tend to have stronger environmental laws, better enforcement of those laws, enhanced government and corporate accountability, improved access to environmental information and higher levels of public participation in decision making.⁵

International examples demonstrate that countries with laws recognizing the right to a healthy environment perform better environmentally and economically than those that do not. Environmental rights spur innovation, increasing competitiveness and economic growth. This bodes well for Canada’s fastest growing industry – clean tech – which fights ecological degradation and builds economic resilience in the age of climate change.⁶

2 UN special rapporteur on human rights and the environment: <http://www.ohchr.org/EN/Issues/Environment/IEEnvironment/Pages/IEEnvironmentIndex.aspx>

3 World Health Organization, *National Estimates of Environmental Burden of Disease: Canada* (Geneva: WHO, 2008).

4 David R. Boyd & Stephen Genuis, “The Environmental Burden of Disease in Canada: Respiratory Disease, Cardiovascular Disease, Cancer, and Congenital Affliction” (2008) 106 *Environmental Research* 240.

5 David Boyd, *The Right to a Healthy Environment: Revitalizing Canada’s Constitution* (Vancouver: UBC Press, 2012); Chris Jeffords and Lanse Minkler, *Do Constitutions Matter? The Effects of Constitutional Environmental Rights Provisions on Environmental Outcomes*, Working Paper, Department of Economics Working Paper Series (Storrs, CT: University of Connecticut, July 2014).

6 Analytica Advisors, *Canadian Clean Technology Industry Report* (Ottawa, Analytica Advisors Inc., 2015).

OVERWHELMING PUBLIC SUPPORT FOR ENVIRONMENTAL RIGHTS

According to public opinion polls, nine out of 10 Canadians are concerned about the impacts environmental degradation has on their health and the health of their children and grandchildren.⁷ Nine out of 10 are concerned or seriously concerned about climate change, the loss of biodiversity and pollution.⁸ More than 95 percent of Canadians agree access to clean water is a basic human right and a similar proportion support the right to live in a healthy environment.⁹ Eight out of 10 agree we need stricter laws and regulations to protect the environment.¹⁰

From coast to coast to coast thousands of Canadians are voicing the simple but powerful truth: environmental rights are human rights. More than 100 municipal governments representing nearly one third of all Canadians have passed the “Blue Dot” environmental rights declaration. The groundswell of support for the Blue Dot movement proves that environmental protection is a value held by Canadians across the country. Now Canadians are looking for federal leadership to legally respect, fulfill and protect their right to live in a healthy environment.

CONCLUSION

Canada should legally recognize that all people have the right to live in a healthy environment. Protecting environmental rights will help build healthier communities and a more prosperous and sustainable nation.

CONTACT

Alaya Boisvert
Manger of Blue Dot Government
and Partner Relations
David Suzuki Foundation
aboisvert@davidsuzuki.org
604-562-2779, ext. 1263

Pierre Sadik
Manager of Legislative Affairs
Ecojustice Canada
psadik@ecojustice.ca
613-562-5225

February 2016

7 Hoggan & Associates, Sustainability Research Initiative (Vancouver: James Hoggan and Associates, 2009).

8 World Values Survey, World Values Survey, 2005–2008 (Fifth Wave), 2010. <<http://www.wvsevsdb.com>>.

9 Environics Research Group, Human Rights in Canada Today: A National Opinion Survey (Winnipeg: Trudeau Foundation, 2010).

10 Angus McAllister, A Backyard Field Guide to Canadians (Vancouver: McAllister Opinion Research, 2010).

Subject: Invite to Meet Deputy Director of Police Services

Hi Morgan, my name is Tonia Enger, I am the Deputy Director of Police Services for Policing, Law Enforcement and Operations. I am following up on the email that you sent to our ADM Clayton Pecknold which included an invite to attend and speak with the District of Ucluelet Council on Ucluelet's designation as a Limited Duration Posting by the RCMP. I am available to attend to meet and discuss this topic but thought I would confirm that you still wish for that to occur.

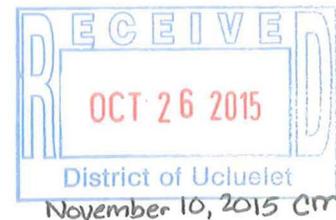
Please advise if you would like to discuss this by phone; I can be reached at the contact information below, and this week I will be out of the office most of the week therefore my cell is the best to reach me on. I look forward to discussing this with you. Take care.

Best Regards,
Tonia

*Tonia Enger
Executive Director
Policing & Law Enforcement Operations &
Deputy Director of Police Services
Policing and Security Branch
Ministry of Public Safety & Solicitor General
#405 – 815 Hornby Street
Vancouver BC V6Z 2E6
Telephone: 604-660-6031
Cellular: 604-218-0511
Email: Tonia.Enger@gov.bc.ca*

<Letter 2015-11-23 Pecknold_Anton.pdf>

FOR REFERENCE



OCT 20 2015

Mr. Randy Oliwa
Councillor for the District of Ucluelet
PO Box 999
Ucluelet BC V0R 3A0

Dear Mr. Oliwa:

I would like to thank the delegation from the District of Ucluelet for the informative meeting at this year's Union of British Columbia Municipalities Convention in Vancouver. I am writing to follow-up on our discussion regarding the District's designation as a limited duration post by the RCMP.

I appreciate that the existing Ucluelet Detachment commander had a very positive impact on the community and that the District did not want him to be transferred out at the end of his limited duration post term. I understand the District's concern that the limited duration post designation be applied evenly by the RCMP across British Columbia. As we discussed, the designation of limited duration posts is a federal government matter. I have asked Mr. Clayton Pecknold, Assistant Deputy Minister and Director of Police Services, to follow up with the RCMP to raise your concerns.

I appreciate these important opportunities to exchange ideas and share information. Through a continued partnership, I am confident that we can work together to increase the safety and security of the District of Ucluelet.

Yours very truly,

Suzanne Anton, QC
Attorney General
Minister of Justice

pc: Mr. Clayton Pecknold

FOR REFERENCE

23 November 2015

Office of the Minister of Justice
PO Box 9044 Sm Prov Govt
Victoria BC V8W 9E2

Honourable Minister Anton:

Thank you for your letter following the UBCM Convention regarding the District of Ucluelet's designation as a limited duration post by the RCMP. The District appreciates your attention and acknowledgement of this matter which holds a great deal of significance for many members of our community.

Council is looking forward to hearing from Mr. Clayton Pecknold, on the RCMP issues discussed in the letter. Thank you for bringing this matter to his attention.

Kindest regards,



Dianne St. Jacques
Mayor, District of Ucluelet



FEB 09 2016

March 8, 2016 CM

Our File: 4020-20

February 1, 2016

Abby Fortune
 Director of Recreation
 District of Ucluelet
 Box 999
 Ucluelet BC V0R 3A0

Filecode: 0400-20 BCGAMES
 X-Ref:
 Forwarded to: Abby, Andrew, Council
 Physical Electronic

Dear Ms Fortune:

It is with great pleasure that the BC Games Society, on behalf of the Province of BC and the Ministry of Community, Sport and Cultural Development, invite your community to bid to host one of the following premier events in BC sport.

Bids are now being accepted for the:

2020 BC Winter Games
 2022 BC Winter Games

2020 BC Summer Games
 2022 BC Summer Games

A complete bid package was sent to your Mayor and Council this past week. An electronic version for your interest is available at www.bcgames.org/Games/Hosting.

Sport and recreation are vital to any BC community and the BC Games fit the vision of many communities as a catalyst for facility enhancement, as well as exposing the province to the sport and recreation amenities in your city.

Submissions, based upon the requirements in the attached Bid Package, will be accepted by the BC Games Society until September 10, 2016.

While there will be two bid meetings held for interested cities in April and July, any questions prior to that meeting can be directed to Mr. Kelly Mann at 250.387.1375.

Thank you for considering the BC Winter and BC Summer Games as an opportunity for your community and region. We wish you the very best for a successful bid.

Sincerely,

Byron McCorkell
 Chair, BC Games Society

Kelly Mann
 President and CEO



FEB 26 2016

March 8, 2016 cm

February 16, 2016

Ref: 111867

His Worship Mayor Dianne St. Jacques
Mayor
District of Ucluelet
PO Box 999
Ucluelet, BC V0R 3A0

Dear Mayor St. Jacques:

As a province, we have a responsibility to create an environment that is welcoming to investment and business. “Canada Starts Here: The BC Jobs Plan” (BC Jobs Plan) was launched four years ago to do just that: diversify and grow our economy and support long-term job creation in the province.

We are now seeing the benefits of this effort: BC’s economy is diverse, strong and growing. Today, more British Columbians are working than ever before, and our economic performance is reaching record levels. While growth has slowed in much of the rest of Canada, BC is expected to lead the country in economic growth over the next two years. The prosperity we are seeing is a product of the actions and commitments that were initiated in the BC Jobs Plan.

Together with municipalities like yours, as well as industry, our government has actioned numerous commitments to enable job creation, strengthen BC’s infrastructure to facilitate the movement of goods to market and expand markets for BC’s goods and services while at the same time reducing red tape and other barriers for our key sectors. As the BC Jobs Plan has evolved over the past four years, the eight key sectors have grown together and yielded new opportunities to fuel significant growth of BC’s economy.

As a leader of your community, you are also a partner in our province’s economic development. As Mayor, you are a major stakeholder in the future of our economy, which is why I am sending you the “BC Jobs Plan 4-Year Progress Update” (4-Year Progress Update).

The 4-Year Progress Update highlights significant achievements we have made over the past four years and allows us to proudly reflect on our accomplishments and the momentum that we have generated by working together to diversify, strengthen and grow our economy.

.../2

His Worship Mayor Dianne St. Jacques
Page 2

I hope, as you read through the 4-Year Progress Update, you feel confident that our partnership – municipalities, the Province and the private sector – is working to build on BC's economic successes as we look ahead to how we can continue to drive diversity and growth in the province for years to come.

Work is already underway for the Jobs Plan update in 2016 and we welcome your ideas.

Best wishes for you and your municipality in 2016.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Kylo', written in a cursive style.

Greg Kylo
Parliamentary Secretary

Enclosure

Keeping B.C.'s economy diverse, strong and growing

THE BC JOBS PLAN BUILDS ON THE STRENGTHS OF OUR KEY SECTORS, OUR EDUCATED AND SKILLED WORKFORCE, AND THE FISCAL DISCIPLINE OF OUR GOVERNMENT, giving British Columbia a unique competitive advantage in Canada and internationally. The *BC Jobs Plan* was launched four years ago with the aim to grow and diversify our economy and to create jobs; we're now seeing the results of these efforts.

This diversity is evident in...

...our broad-based economy and the markets it serves which are competitive advantages for the Province. Our diversified economy is the envy of the rest of Canada; while economic growth is slowing and stalling elsewhere in the country, B.C. is set to be among the provincial leaders in growth over the next two years.

...the wealth of opportunities for citizens and business as our strong economy continues to grow. Over the next 10 years we're expecting **up to one million job openings** in the province; we've delivered on the *Skills for Jobs Blueprint* that is preparing B.C. for these opportunities.

...our population and labour force that help support and drive our vibrant economy making B.C. the place to be. Our diversity of language, culture, and experience enhances B.C.'s competitive advantage: People are moving here from other provinces and from other parts of the world because B.C. is full of opportunities.

The *BC Jobs Plan* is working: B.C.'s economy is growing and adding jobs.

ECONOMIC GROWTH

- ✓ *Since 2011, the Provincial economy, as measured by Gross Domestic Product, increased by \$16.5 billion or eight per cent.*
- ✓ *In 2014, B.C. ranked second among provinces for economic growth: our economy expanded by \$7 billion or 3.2 per cent.*

EMPLOYMENT

- ✓ *The Province has added more than 126,000 jobs since the launch of the BC Jobs Plan in September 2011.*
- ✓ *B.C.'s unemployment rate is one of the lowest in the country.*
- ✓ *We have a record 2.3 million British Columbians at work.*

GOODS EXPORTS

- ✓ *In 2014, international commodity exports from B.C. were valued at \$35.8 billion, a record level of exports.*
- ✓ *Manufactured goods accounted for over 64 per cent, or \$22.8 billion, of the total value of exports.*
- ✓ *B.C.'s exports have increased by 9.5 per cent since 2011.*
- ✓ *B.C.'s exports have increased by over 42 per cent since the economic downturn of 2009.*

Producing Results: Film, Television and Digital Media

Our thriving film, television, and digital media sector includes everything from writing, casting, production, post-production, and distribution of films, to animation and visual effects, social media, interactive marketing and e-learning. Our talented workforce, world-class infrastructure, competitive tax credits and diverse, spectacular locations continue to attract producers confident they can get what they want on time and on budget in British Columbia.

British Columbia is a key player in the film and TV production industry, having attracted notable motion pictures such as Edge of Tomorrow, Iron Man 3, Superman, Tomorrowland, and Deadpool, the eighth instalment in the "X-Men" franchise starring Vancouver-born Ryan Reynolds. B.C. is also home to popular TV productions such as Arrow, The Flash, Cedar Cove, Mistresses and the long-running Supernatural.

British Columbia's film, television, and digital media sector is producing economic results:

- ▶▶ Motion picture industry production spending exceeded \$2 billion in 2014/15, supporting an estimated 20,000 jobs.
- ▶▶ Studios specializing in post-production, animation and visual effects for motion pictures continue to flourish, accounting for approximately \$200 million in expenditures, each year for the last two years, in B.C.
- ▶▶ TV productions spent over \$900 million on labour services in B.C. in 2014/15, generating an estimated 20,000 jobs.
- ▶▶ Digital media generates annual revenues of \$1.2 billion in B.C., with 900 companies employing 14,000 people. While the industry includes large international players, most digital media companies in B.C. are actually small, privately-owned businesses.

The Province has taken action to support the growth of this exciting sector by creating the Digital Animation or Visual Effects (DAVE) tax credit and expanding it in Budget 2015 to include post-production activities. The Province has also opened a B.C. Film and Television Office in Los Angeles to further enhance the industry's market presence and facilitate new north-south opportunities.



Job Maker: *Encore, a Deluxe Entertainment Services Group company, specializes in post-production and visual effects (VFX) and delivers customized, quality services for episodic television. Armed with a powerful technical infrastructure and production-proven expertise, their talented creative teams deliver colour management, editing, dailies, and VFX for deadline-driven shows, while remaining agile enough to anticipate and respond to the evolving needs of studio partners. An entertainment industry leader since 1985, they artfully bring the most imaginative creative visions to life, and have been recognized with Emmy and Visual Effects Society Awards. Their extensive network of offices spans New York, London and Vancouver to ensure clients have timely access to outstanding local support, regardless of where production takes place.*

Craft Beer in B.C.: Brewing Economic Activity since 1982

British Columbia is the birthplace of Craft Beer in Canada. In 1982, John Mitchell started Horseshoe Bay Brewing, Canada's first craft brewery. From those first early pints, B.C.'s Craft Beer community has grown to over 100 breweries throughout the province. The Craft Beer industry in B.C. has seen exponential growth over the past few years with Craft Beer sales alone almost tripling in the last five years. Currently the industry employs over 2,500 people, with an additional 1,500 working in brewpubs owned by craft brewers. The Craft Beer industry continues creating unique products, generating local jobs and stimulating economic growth as the industry expands and diversifies.

The Province has taken action to support this vibrant, growth industry by implementing liquor reforms to cut red tape and remove barriers to growth. Modernizing legislation has impacted every aspect of the Craft Brewing industry, from distribution and licensing to wholesale pricing.



Job Maker: *Brewing is a family affair at the Moon Under Water Pub & Brewery in Victoria: Clay Potter brews the beer; his mom does the books; and friends and family help when they can. Together they brought a struggling local brewpub in Victoria back from the brink, tripling sales in its first three years. Clay started out studying biochemistry at UVic; he did a co-op at a local brewery while he was a student. Fast forward just a few years and now he's a respected award-winning brewmaster with a pub of his own and 32 employees. Clay's education and work experience gave him a detailed understanding of the brewing process enabling him to grow his business and contribute to the local economy. As well, his UVic science degree is extremely valuable: "A lot of breweries hire microbiologists. I'm able to do my own testing. I know the best ingredients. I know what to look for."*



Financial Services

While B.C. is often characterized as a resource-based province, the reality is that our economy is largely based on services: Four of every five jobs and over 75 per cent of our GDP are based in the services sector. This is in part reflected in the *BC Jobs Plan* where several of the sectors are service-based: International Education, Technology and Green Economy, Tourism, and Transportation. Looking beyond the *BC Jobs Plan* sectors, one industry that is taking on increased prominence is financial services.

The financial services industry including banks, credit unions, insurance carriers and securities and commodity exchanges, makes-up six per cent of B.C.'s economy, accounts for over \$12 billion of GDP and employs almost 89,000 people in the province. Since 2011, the financial services industry has grown by over eight per cent. One unique aspect of B.C.'s financial services industry is the credit union system, which is the largest among Canada's English-speaking provinces, and includes such known and respected institutions as Vancity and Coast Capital Savings.

The majority of financial services activity is concentrated in the B.C. Lower Mainland. Financial services developed here as a critical business support for the mining and forestry sectors. Today, local financial services companies operate in global markets, leveraging Vancouver's position as an international commercial gateway. Shared language and customs with our U.S. neighbours and our strong cultural ties to emerging Asian economies are critical assets for the global reach of B.C.'s financial services industry.

The Province has taken action by expanding ties with more economic centres in Asia through market-specific strategies in our priority markets, attracting international head offices to our province, advancing our interests in new trade agreements and removing barriers that restricted trade opportunities for B.C. businesses. Further, the Province is undertaking a broad review of the *Financial Institutions Act* and the *Credit Union Incorporation Act*, seeking input from stakeholders and the public to ensure ongoing stability and confidence in the financial services sector.

Community Futures BC provides financing alternatives to small and medium enterprises when access to credit is a challenge to starting or growing their business. Unlike conventional banks, Community Futures BC uses different lending criteria, focusing on rural development and providing business financing to small local businesses. They also work in partnership with other business lenders, educational institutions, not-for-profits and community governments to grow and diversify the local economy. Community Futures BC is the only organization in the province with a mandate for small business and community economic development: Their experts offer local assistance from 34 offices throughout B.C.

One of Community Futures BC's success stories is D.R. Systems Inc. of Nanaimo, a land-management software development company that offers consulting services locally and internationally.



Job Maker: Don Reimer, CEO of D.R. Systems, currently employs 10 people creating land management software to improve the sustainability and profitability of natural resource operations. The company exports their software products and consulting services to international markets including the US, South Africa, China, and South East Asia.

Why This Matters

A STRONG, DIVERSE AND GROWING ECONOMY MEANS MORE OPPORTUNITY FOR EVERYONE. B.C.'s strong economic performance means

that we have the capacity to invest in our Province – in health, education, and other social programs – to support our aging population, our youth as they study and train to enter the labour market, and to lift up those who are the most in need. These investments are not possible without fiscal discipline and economic prosperity.

A few of the investments we have made as a result of our fiscal prudence and economic growth include:

- ▶▶ Since 2011, approximately \$3 billion has been invested in health sector capital projects in British Columbia; by the end of 2018 this investment will double to \$6 billion.
- ▶▶ Established the \$1,200 B.C. Training and Education Savings Grant to encourage families in British Columbia to start planning and saving early for their children's post-secondary education or training programs.
- ▶▶ B.C. is the first province to fully exempt child-support payments for families receiving income and disability assistance; this is expected to benefit about 5,400 children throughout the province, and is equivalent to \$32 million for these families over the next three years.
- ▶▶ Introduced the Single Parent Employment Initiative to help eligible single parents receiving income and disability assistance to secure sustainable employment.
- ▶▶ Launched the new B.C. Early Childhood Tax Benefit to improve the affordability of child care and assist families with the cost of raising young children.
- ▶▶ Invested \$12 million for new trades equipment at 14 public post-secondary institutions so students planning to enter in-demand occupations learn their trade using industry-standard technology.



\$12
MILLION
new trades equipment
at 14 post-secondary schools

**Health Sector
Capital Projects**

\$6
SPENDING
IN BILLIONS
SINCE
2011
\$3
PROJECTED
2018

\$1,200



Training and Education Savings Grant
for post-secondary or training programs

Signs of Success: BC Jobs Plan Targets

IN 2011 THE BC JOBS PLAN SET OUT 19 ASPIRATIONAL TARGETS to drive the necessary actions by government to strengthen B.C.'s unique competitive advantages and better position the Province to capitalize on opportunities for long-term economic growth and job creation. We are seeing the success of this effort: B.C.'s diversified, strong and growing economy is the envy of the rest of Canada.

Some of the progress we have made since the release of the *BC Jobs Plan* in 2011 includes:

- ✓ *Employment, exports and our Gross Domestic Product have reached record highs.*
- ✓ *More than 126,000 jobs have been created, with all of this growth in full-time employment.*
- ✓ *B.C. has one of the lowest unemployment rates in the country, trending well below the national average.*
- ✓ *B.C. ranked second in economic growth among provinces in 2014, and is expected to lead the country in economic growth in 2015 and 2016.*
- ✓ *Maintained net zero regulatory growth over the last four years and extended this commitment to 2019.*
- ✓ *Increased the number of international students studying in B.C. by more than 20,000; in addition, over 10,000 international students are studying at 41 provincial offshore schools.*
- ✓ *Put in place over 100 new non-treaty agreements with B.C. First Nations to improve economic certainty in the province and further develop opportunities that benefit both British Columbia and First Nations.*
- ✓ *Eight new mines have opened or are in construction phase, creating over 1,500 jobs; and seven expansions to existing major mines have been approved.*
- ✓ *Significantly reduced permitting backlogs in the natural resources sector to facilitate economic growth.*
- ✓ *Attracted new international air carriers to expand trade and tourism opportunities for the province.*
- ✓ *Invested in transportation networks to more efficiently move goods and people in our province.*
- ✓ *Expanded supports for small businesses and created a ministry to focus on Red Tape Reduction for citizens and business in the province.*



With *Canada Starts Here: The BC Jobs Plan* we are growing the economy, building on our strengths, and making them our competitive advantage in the global economy. We are focusing on eight key sectors that will help us expand markets, strengthen our infrastructure and create jobs: Agrifoods, Forestry, Mining, Natural Gas, International Education, Transportation, Tourism and Technology. We are also building on four cross-sector areas of the economy: Aboriginal Peoples and First Nations, International Trade, Manufacturing and Small Business.

Growing B.C. Agrifoods for the Global Marketplace

BRITISH COLUMBIA'S AGRIFOODS SECTOR IS ONE OF THE MOST DIVERSE IN CANADA. It provides the province with a competitive advantage and a wide range of opportunities for growth and innovation in agriculture, commercial fishing, aquaculture and food and beverage processing. In 2014 the agrifoods sector generated almost \$12.3 billion in total revenue, representing a 5.9 per cent increase from 2013. On its own, food and beverage manufacturing, the second largest manufacturing sector in the province, generated almost \$8.5 billion in revenue.

Our agrifoods sector has more than 300 primary, high-quality food and seafood products. Responding to domestic and international demands, B.C. produces niche products such as ethnic and organic foods, herbal and botanical products and craft-brewed spirits.



Job Maker: Tracy Lydiatt, owner of Great Bear Paleo Bites, bakes, packages and ships her gluten-free snacks from her Oliver business to retailers across Western Canada. For more: www.BCJobsPlan.ca

BC JOBS PLAN – PROGRESS MADE

- ✓ *The \$6 million Buy Local Program helps to diversify and strengthen the economic base of local communities.*
- ✓ *The recently announced seven-year \$8.4 million Tree Fruit Replant Program commits to replanting approximately 1,600 acres of orchards with high-demand varieties.*
- ✓ *Fresh B.C. cherry exports to China tripled over the two years of trial shipments and in 2015 the sector gained full access to the China market.*
- ✓ *Residents of B.C., Saskatchewan, Manitoba and Nova Scotia can now buy wine from Canadian wineries and have it shipped directly to them.*
- ✓ *The new Fish and Seafood Act provides a modern framework that builds on B.C.'s reputation as a source of sustainable and trusted seafood products, and improves operating conditions for B.C.'s seafood sector.*

SPOTLIGHT:

- ▶ **B.C.'s varied agricultural production** – We produce a wide variety of farm products throughout the province, including dairy, cattle, poultry, tree fruits, vegetables, berries, grapes, mushrooms, bulbs, ornamental flowers, and shrubs.
- ▶ **Global access** – Our highly integrated transportation system makes it easy to access high-quality agriculture products and to ship fresh, value-added products worldwide.

Sector Facts:

2014 Contributed **\$3.8** billion to the provincial economy

\$3 billion in exports to 150 markets (increase of 21% since 2011)

EXPORTS TO **CHINA** **+78%** since 2011

MORE THAN **1,800** food and beverage manufacturing operations

LOOKING AHEAD:

- ▶▶ Develop a new B.C. Agrifoods and Seafood Strategic Growth Plan to guide growth in the industry and identify future opportunities.
- ▶▶ Make recommendations to Cabinet on the Provincial aquaculture strategy to ensure that aquaculture operations are socially and ecologically sustainable and can co-exist with B.C.'s wild fishery resource.
- ▶▶ Help the B.C. agriculture industry adapt to a changing climate and make recommendations to Cabinet on the challenges and opportunities climate change will have for B.C. agriculture.
- ▶▶ Building on achievements with Manitoba, Saskatchewan and Nova Scotia, continue to work across Canada to break down interprovincial trade barriers on B.C. wine and craft beer to create new markets for B.C. producers.
- ▶▶ Work with the provincial organic farming sector to require all products labelled "organic" be certified beginning October 2018 to give consumers greater certainty and to better market our locally produced organic foods.
- ▶▶ Develop a long-term Buy Local strategy, including a major agrifoods summit in 2016, to encourage British Columbians to purchase local agricultural products and develop long-term food supply security for the province.
- ▶▶ Work to implement the 25 per cent tax credit on the value of farmed food donated to non-profit organizations.

WHY THIS MATTERS:

B.C.'s agrifoods sector competes in international markets where Canada is negotiating bilateral and multilateral agreements. With over 75 per cent of B.C. seafood destined for export, there is a strong focus on maintaining access and a competitive advantage in global markets. This requires the sector to respond quickly to changing market opportunities.

A dynamic agrifoods sector responds to changes in supply and demand to embrace opportunities to produce new species and products and expand into new markets.

A competitive, vibrant agrifoods sector builds on past successes and looks to identify and capitalize on opportunities to grow, while increasing productivity and profitability.

A sustainable agrifoods sector increases certainty of access to safe, high-quality locally-produced food, contributing to the long-term stability of the entire agrifoods supply chain and the jobs it generates.

With *Canada Starts Here: The BC Jobs Plan* we are growing the economy, building on our strengths, and making them our competitive advantage in the global economy. We are focusing on eight key sectors that will help us expand markets, strengthen our infrastructure and create jobs: Agrifoods, Forestry, Mining, Natural Gas, International Education, Transportation, Tourism and Technology. We are also building on four cross-sector areas of the economy: Aboriginal Peoples and First Nations, International Trade, Manufacturing and Small Business.

Commodity Export Growth

2014 Exports	Percent Increase (OVER 2013)
Cherries \$54 MILLION 	UP 33%
Baked Goods \$122 MILLION 	UP 20%
Crab \$102 MILLION 	UP 18%

Product Diversity



2014 Export Growth in Key Markets

 USA \$2.0B (+12%)
 China \$264M (+16%)
 Japan \$199M (+17%)

Over **60**  grape varieties  grown in B.C.

Partners in Economic Growth

B.C. IS COMMITTED TO WORKING WITH ABORIGINAL PEOPLES AND FIRST NATIONS TO STRENGTHEN COMMUNITIES AND SHARE IN THE GROWTH OF THE PROVINCIAL ECONOMY. Aboriginal businesses are actively involved in economic initiatives in key and emerging sectors, including technology, agri-foods, forestry, liquefied natural gas (LNG), and Aboriginal cultural tourism, one of B.C.'s fastest growing tourism areas.

Aboriginal participation in B.C.'s economy is improving through cross-sector partnerships that foster economic diversification, investment and job creation, and increased access to employment and skills training opportunities.

BC JOBS PLAN – PROGRESS MADE

- ✓ **Signed over 100 non-treaty agreements with B.C. First Nations, including strategic engagement, reconciliation, forestry, and major project revenue-sharing agreements.**
- ✓ **Signed 61 pipeline benefit agreements with 28 B.C. First Nations to partner on LNG opportunities.**
- ✓ **Celebrated the signing of four Agreements-in-Principle in 2014/2015 with Te'mexw Treaty Association, Wuikinuxv First Nation, Kitselas First Nations and Kitsumkalum First Nation.**
- ✓ **Launched the First Nations Economic Development Database in partnership with the Aboriginal Business and Investment Council to enable partnerships between industry and Aboriginal businesses.**

SPOTLIGHT:

- **Introduced a new \$30 million Aboriginal Skills Training Development Program which supports strategies outlined in B.C.'s Skills for Jobs Blueprint and the overall goal of increasing the number of Aboriginal people in the provincial workforce by 15,000 over the next 10 years. In 2015/16 the program is expected to support training for approximately 1,000 Aboriginal people.**
- **Announced a new \$30 million LNG Environmental Stewardship Initiative to support projects that have the potential to create jobs and environmental legacies with First Nations throughout the North.**
- **Hosted the second annual meeting between B.C. First Nations leaders and the B.C. Cabinet in September 2015.**



Job Maker: A 2013 partnership between Lheidli T'enneh First Nation and Britco to construct modular buildings is creating economic opportunities and a legacy in the Prince George area. The partnership benefits the Lheidli T'enneh Nation by providing skills training, employment and sub-contracting opportunities as well as supporting economic diversification.
For more: www.BCJobsPlan.ca

Facts:

A Young Population



Over 232,000 Aboriginal People in B.C.



203
First Nations in B.C.

ABORIGINAL PEOPLES and FIRST NATIONS

Cross-Sector Overview



BC JOBS
PLAN

4-YEAR PROGRESS UPDATE

LOOKING AHEAD:

- ▶ Continue to expand the number of non-treaty agreements to promote economic development in B.C.
- ▶ Increase B.C. First Nations participation in apprenticeship and skills training programs to ensure economic prosperity.
- ▶ Continue to work with B.C. First Nations impacted by natural gas extraction, pipelines or LNG facilities to ensure they are able to participate in this generational opportunity.

WHY THIS MATTERS:

Greater participation of B.C.'s relatively young and growing Aboriginal population in the workforce and economy will continue to play an increasingly important role in our economic growth and prosperity.

Economic opportunities related to major investment projects, such as LNG, mining and clean energy, are an important long-term source of employment and business opportunities for Aboriginal communities. Aboriginal businesses are involved in the development of nearly 40 proposed major projects in B.C., each valued at \$15 million or more, with a combined total of approximately \$60 billion.

Through the *BC Jobs Plan*, the Province is committed to Aboriginal participation in development opportunities to improve economic and social outcomes. The Province will continue to build relationships with industry to ensure respectful engagement with B.C. First Nations on potential developments.



Internationally-renowned Spirit Ridge Vineyard Resort & Spa and award-winning Nk'Mip Cellars Winery, located in B.C.'s Okanagan Valley, are owned and operated by the Osoyoos Indian Band.
For more: www.BCJobsPlan.ca

OVER
1,200 
Aboriginal owned companies
in B.C.

Forestry supports
First Nations' communities
\$136
million in revenue
sharing since 2011

B.C. has 
20 signed agreements
with **19** First Nation entities
that confirm sharing mineral
tax revenue from **11** mines

Since 2011, B.C. has signed **155**
agreements with
First Nations
through the
First Nations
Clean Energy Business Fund

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Diversifying B.C.'s Forestry Sector: Adding Value

B.C.'S GLOBALLY RENOWNED FORESTRY SECTOR IS RECOGNIZED AS A SUSTAINABLE RENEWABLE RESOURCE INDUSTRY of diversified, value-added forestry products. While demand for B.C. lumber, pulp and paper in the U.S. remains strong, long-term markets for pulp and lumber in Asia are expanding.

Forestry continues to be important to the social and economic well-being of many communities across B.C., supporting jobs in urban and rural areas and B.C. First Nations communities. Continued investment is creating efficiencies, ensuring the forest industry's continued competitiveness in world markets.

BC JOBS PLAN – PROGRESS MADE

- ✓ *Since 2011, newly established fibre recovery tenures have increased the use of residual wood and improved access to fibre for bio-energy companies and wood pellet producers. The 2015 Forestry and Fibre Action Plan outlines additional measures to increase fibre utilization and generate more value from the Province's forest resources.*
- ✓ *Forestry supports B.C. First Nations communities. The Province has signed forestry agreements with 177 First Nations since 2002, providing \$382 million in revenue-sharing and providing access to 180 million cubic metres of timber, giving communities a stronger role in forest and land stewardship.*
- ✓ *The Province has increased the number of Community Forest Agreements to 52 – twice as many as were operating in 2010, providing the rights to manage local forests that affect local communities.*

SPOTLIGHT:

- » *The B.C. forest industry is the largest producer of softwood lumber in Canada.*
- » *B.C. continues to be a leader in sustainable forest management with more than 200 million tree seedlings planted annually, and more than 240 million seedlings planted in 2015.*
- » *B.C.'s leadership in tall wood-frame construction standards allows for buildings higher than six stories, including a proposed 18-storey building at the University of British Columbia. At 53 metres, it would be the world's tallest wooden building of its kind, built to a minimum LEED Gold certification.*



Prince George's six-storey Wood Innovation and Design Centre showcases the beauty and diversity of value-added wood products.
For more: www.BCJobsPlan.ca

Sector Facts:

MORE THAN
60,000
JOBS
(over 15% increase since 2011)



\$7 billion
contributed
to B.C.'s economy
(a 9% increase since 2011)



Forestry Sector Exports

\$12.4
BILLION
(a 24% increase since 2011)



\$1,143
Sector
2014 Average
Weekly Earnings
(28% higher than B.C. average)



LOOKING AHEAD:

- ▶▶ Develop the Forest Sector Competitiveness Strategy to enhance opportunities and support job creation.
- ▶▶ Work with stakeholders to advance value-added wood opportunities, maximizing the value derived from the province's forest resources and creating jobs.
- ▶▶ Implement the BC Timber Sales Effectiveness Review, ensuring that the auction of Crown timber supports a globally competitive and sustainable forestry sector.
- ▶▶ Lead the Canada-U.S. Softwood Lumber Agreement discussions with the federal government to support market access and growth for B.C. forest products in the U.S.
- ▶▶ Support initiatives to make B.C. a global centre of excellence in manufacturing innovative forest products while raising awareness of the environmental and technical merits of B.C. forest products.
- ▶▶ Continue supporting the use of wood in more innovative and complex structures in B.C. and abroad.
- ▶▶ Through the new Rural Dividend fund, allocate up to \$75 million to be spent over three years to help rural communities with populations of less than 25,000 diversify their local economies.

WHY THIS MATTERS:

The B.C. forestry sector is a leader across several key areas that ensure a strong future driving economic growth and creating jobs:

- ▶▶ More land in British Columbia is certified by independent and internationally recognized Sustainable Forest Management standards than any other jurisdiction in the world;
- ▶▶ The forest industry includes large B.C. based companies that are among the top forest companies in the world;
- ▶▶ B.C. is a leader in tall wood-frame construction standards and has more than 200 mid-sized wood-framed buildings; and
- ▶▶ The forestry sector is experiencing increasing demand for bio-energy and residual fibre use.

The business sector demonstrates its confidence in the B.C. forest industry by continued investment:

- ▶▶ Canfor is completing a \$35 million upgrade to its Houston sawmill; and
- ▶▶ Western Forest Products announced \$30 million in new capital investment in its Nanaimo sawmill.

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FORESTRY

Largest manufacturing sector in B.C.



OVER **7,300** companies province-wide



OVER **240** primary mills employing over **24,000** people in B.C.



OVER **13,000** people employed in manufacture of value-added wood products

B.C. leads in bio-energy production in North America

- **13 pellet plants** supplying over **65%** of current Canadian capacity and wood pellet production



- Supporting approximately **400 direct jobs** in rural B.C. communities

B.C.'s International Education Sector: Expanding Global Relationships and Opportunities

INTERNATIONAL EDUCATION ENRICHES BRITISH COLUMBIA socially, culturally and economically. Every year B.C. welcomes students from over 80 countries to experience a world class education and life in the province.

International students bring diversity to schools, communities and families, build lasting global connections, and provide a strong foundation for future economic development between B.C. and the world. International students also support local economies and create jobs. Many choose to stay and build careers, helping the Province address labour market needs.

Progress is being made toward the aspirational *BC Jobs Plan* goal of a 50 per cent increase in international students in the province by September 2016.



Meet Gbemisola Falade, who completed an internship through North Island College that led to a full-time position at a Campbell River accounting firm. Originally from Nigeria, Gbemisola is now working towards becoming a chartered accountant in B.C.

For more: www.BCJobsPlan.ca

BC JOBS PLAN – PROGRESS MADE

- ✓ *Promoted B.C. as a high quality education destination and furthered global relationships with key partners during trade missions to India, China and Japan.*
- ✓ *Added 28 B.C. Global Education Offshore Schools since 2011 and diversified into three new countries – Colombia, France and Japan.*
- ✓ *Announced new K-12 and post-secondary scholarships to bring more international students to B.C. and to give more B.C. students the chance to study abroad – increasing mobility with China, Japan and Korea.*
- ✓ *Strengthened support for schools and institutions to attract international students and develop strategic global partnerships through active outreach by B.C.'s Education Marketing Managers.*
- ✓ *Released K-12 homestay guidelines that provide consistent, province-wide standards and ensure high quality homestay experiences.*

SPOTLIGHT:

Nanaimo Ladysmith Public Schools are typical of B.C.'s thriving K-12 international education sector. The program started in 1998 with two Japanese students and has grown to over 300 students from 15 different countries. The program employs six administrators, funds the employment of 12 additional teachers in the district and works with 190 local homestay families.

Sector Facts:

FOR 2013-14



114,600
international
students
studying in B.C.
from over 80 countries

\$2.6

billion
spent by
international
students



\$1.9
billion
contributed to
B.C.'s economy

27,500
jobs generated



LOOKING AHEAD:

- ▶ Refresh B.C.'s International Education Strategy to build on progress to date and seize growing opportunities.
- ▶ Explore ways to increase efficiencies and leverage joint marketing opportunities across the education system.
- ▶ Continue to promote B.C. as a world class education destination in key markets.
- ▶ Expand the B.C. Global Education Offshore Schools Program and increase international student transitions from K-12 into B.C. post-secondary education.
- ▶ Encourage more international students to live and work in B.C. after graduation through stronger industry linkages to drive economic growth and help meet labour market shortages.
- ▶ Collaborate with other Canadian jurisdictions to leverage the Canada brand and promote Canada abroad through an integrated marketing strategy.

WHY THIS MATTERS:

B.C. is a world-class destination for international students. Our province attracts the highest number of international students per capita in Canada, hosting almost one-third of all international students in the country. Welcoming more international students will cultivate greater opportunities for cultural and educational exchanges for B.C. students, and create significant job and economic growth in regions across the province.

Through the *BC Jobs Plan* and B.C.'s International Education Strategy, the Province will continue to position B.C. as a high-quality education destination and leverage opportunities to increase competitiveness and advance growth in key markets.

Former International Student Thrives as an Entrepreneur on Vancouver Island

After practicing law in India for nine years, Yuri Ahuja came to B.C. in 2009 as an international student to complete an MBA program at Vancouver Island University. Upon completing his degree, Yuri obtained permanent residency and opened a law office in Nanaimo that offers personalized and easy to access immigration and business law services to individuals and businesses.

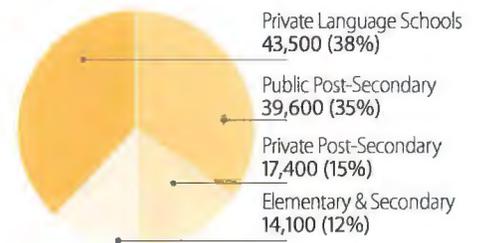


INTERNATIONAL STUDENTS IN B.C. (2013-14)

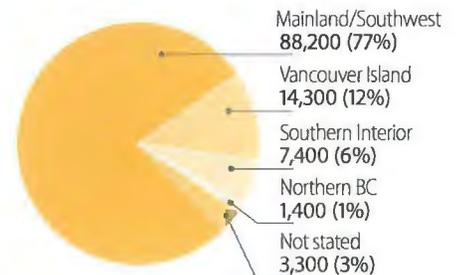
BY TOP 5 COUNTRIES OF ORIGIN



BY TYPE OF INSTITUTION



BY REGION



B.C. CERTIFIED OFFSHORE SCHOOLS (2013-14)



OVER **10,000** international students

6 countries • **41** schools

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Diversifying Exports, Expanding to New Markets and Creating Jobs

INTERNATIONAL TRADE AND INVESTMENT ARE SIGNIFICANT CONTRIBUTORS TO JOB CREATION AND ECONOMIC GROWTH. Increasing the value of the goods and services we export – and selling into multiple markets – creates jobs. Targeted investment helps to grow diverse sectors, creating economic benefits for all British Columbians.

We are leveraging the strengths of our internationally competitive sectors to advance B.C.'s interests in trade negotiations and support our businesses in key export markets. We are also pursuing investments through our network of trade and investment offices, marketing and online services.



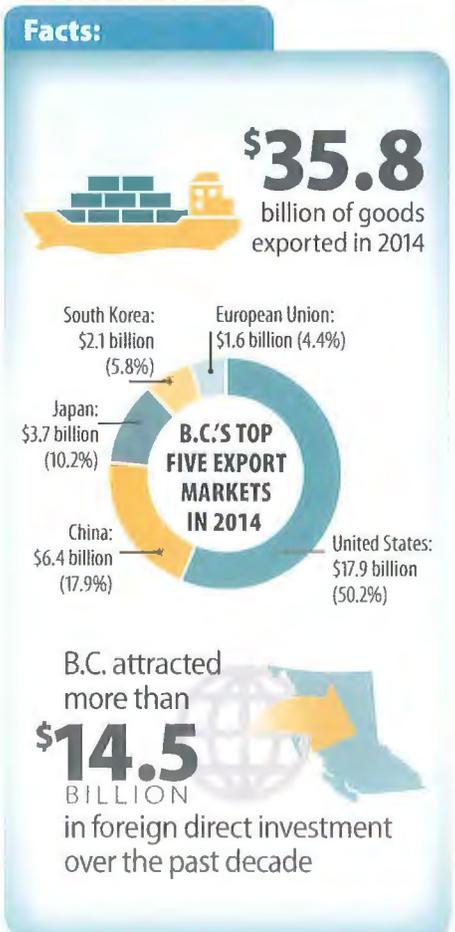
Job Maker: Glenn Johnson, CEO of Endurance Wind Power, a Surrey-based wind turbine manufacturing and exporting company, is focused on developing a global network of wind power. Endurance has exported over 750 wind turbines and has rapidly grown from six staff to 150 today. For more: www.BCJobsPlan.ca

BC JOBS PLAN – PROGRESS MADE

- ✓ Supported 160 inbound and outbound trade missions that took nearly 200 B.C. businesses to markets overseas, and attracted 500 overseas companies to B.C.
- ✓ Attracted 25 international offices to B.C., including the relocation of China Fiber Optic's North American head office to B.C.
- ✓ Removed 258 barriers that restricted trade opportunities for businesses.
- ✓ Advanced B.C.'s interests in new trade agreements with Korea, the European Union, and the Trans-Pacific Partnership.
- ✓ Developed Raising Our Game in Asia: The BC Jobs Plan Trade Strategy.
- ✓ Facilitated \$1.2 billion in foreign direct investment, exclusive of Liquefied Natural Gas, resulting in more than 7,700 jobs created or safeguarded throughout B.C.

SPOTLIGHT:

- » Opened a B.C. Film and Television Office in Los Angeles to enhance the industry's presence in the region and facilitate new opportunities for the B.C. film industry.
- » Made a \$3 million commitment to re-establish the International Maritime Centre and draw more shipping companies to Vancouver.
- » Launched new economic development features for B.C. communities, including First Nations, on B.C.'s trade and investment website www.BritishColumbia.ca.



LOOKING AHEAD:

- ▶▶ Work collaboratively with public and private sector partners to improve business export services so they are easier to find, understand and use.
- ▶▶ Allocate dedicated resources to help B.C. First Nations companies export.
- ▶▶ Continue to attract Asian head offices to B.C. through HQ Vancouver.
- ▶▶ Strengthen our ties in Asia through market-specific strategies in priority markets beginning with India, and develop a strategy for mid-sized Chinese cities.
- ▶▶ Continue annual, minister-led missions to deepen economic ties to Asia and build trade advantages in support of B.C. businesses.
- ▶▶ Build on our multicultural knowledge by continuing to help public and private sector partners navigate international economies and develop market-specific business literacy.



Awesense Inc. helps electric utilities save millions of dollars in energy losses due to theft and errors. Mischa Steiner-Jovic has made Awesense into one of B.C.'s clean-tech export success stories. For more: www.BCJobsPlan.ca

WHY THIS MATTERS:

B.C. can be proud of its track record and strategic advantages in international trade and investment. We have a more diversified trade portfolio than any other province, with a decreased reliance on U.S. markets and nearly 40 per cent of our exports flowing to Asia. We also have a prominent international presence in 11 priority markets, and are exploring the expansion of office locations in the Association of Southeast Asian Nations (ASEAN). The fifth largest economy in the world, ASEAN offers substantial opportunities for B.C. businesses.

International investment also creates a more resilient and diverse economy. Our trade network has played a part in more than \$14.5 billion in foreign direct investment over the past decade, creating tens of thousands of jobs and economic opportunities for British Columbians. We've seen the bottom-line benefits when organizations invest in B.C. Our technology and life sciences industries, in particular, are employing more British Columbians because of international investment.

New investment services were added to www.BritishColumbia.ca that help communities and First Nations reach international investors. The tool provides investment information for more than 390 communities and First Nations in B.C. with more than 6,000 investment opportunities available.



TOP 5 GLOBAL INVESTMENT SOURCES



TOP 5 GLOBAL IMPORTING MARKETS



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B.C.'s Manufacturing sector is a pillar of our shared economic success

THE MANUFACTURING SECTOR SUPPORTS DIVERSE, HIGH-PAYING JOBS FOR BRITISH COLUMBIANS. The manufacturing sector is a primary generator for growing B.C. exports, comprising 64 per cent of goods shipped. A wide range of high-value products and components are produced for international and domestic markets.

B.C.'s advanced manufacturing industries, including aerospace and marine, are increasing exports, fostering increased value-added activities and creating desirable, high-paying jobs in communities across the province.

BC JOBS PLAN – PROGRESS MADE

- ✓ **Partnered with Aerospace Industries Association of Canada Pacific (AIACP) to grow B.C.'s aerospace cluster.**
- ✓ **Developed Raising Our Game in Asia: The BC Jobs Plan Trade Strategy and are exploring additional trade offices in the Association of Southeast Asian Nations to advance export opportunities for manufacturers.**
- ✓ **Manufacturing skilled labour needs are being addressed through:**
 - ▶ Implementing the *Canada-B.C. Job Grant*;
 - ▶ Forming the Industry Training Authority Manufacturing Sector Advisory Group, under *B.C.'s Skills for Jobs Blueprint*; and
 - ▶ Provincial sponsorship of a manufacturing roundtable focused on the labour needs of B.C. manufacturers.

SPOTLIGHT:

- ▶ *A diverse food manufacturing industry – our wide range of agricultural and seafood products supports a varied food processing industry. While fish, dairy, poultry, meat and beverages dominate production, value-added specialty food products are increasing. Consumer interest in safe, high-quality and sustainably produced food drives growth and innovation in this industry.*
- ▶ *B.C.'s apparel manufacturers supply a range of products to foreign and domestic markets. With new technologies and supply chain innovation, leading brands such as Arc'teryx, lululemon athletica, and Herschel Supply Company are competing globally and creating local, high-paying jobs.*



Mirela Crihana is a Quality Assurance Representative with Seaspan Shipyards. State of the art marine manufacturing and maintenance facilities are setting the stage for significant new opportunities under the National Shipbuilding Procurement Strategy. A growing world-class shipbuilding and ship repair capability is creating thousands of new long-term jobs in the industry. For more: www.BCJobsPlan.ca

Facts:

 **161,000**
JOBS

In manufacturing products across all sectors

In 2014, manufacturing contributed
\$14.7
billion
to the B.C.
economy



2014 manufacturing sales grew to
\$42.8
BILLION 
(6.6% increase from 2013)

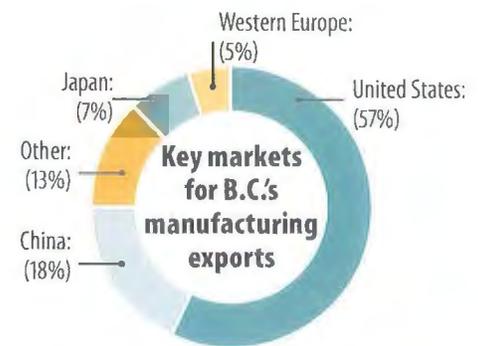
LOOKING AHEAD:

- ▶▶ Develop new export opportunities for B.C. businesses working with Canadian Manufacturers and Exporters (CME).
- ▶▶ Continue to work with in-bound trade missions to connect B.C. manufacturers with potential new buyers.
- ▶▶ Work with the LNG-Buy BC program to:
 - Prepare B.C. businesses to leverage commercial opportunities associated with LNG projects; and
 - Explore expansion of the *LNG-Buy BC* online tool to other sectors to support supplier development opportunities.
- ▶▶ Connect with B.C. industry to propose policy or tax changes to help make businesses more competitive.
- ▶▶ Implement solutions from the manufacturing roundtable to help match skills training to in-demand manufacturing careers.
- ▶▶ Encourage value-added natural gas opportunities to:
 - Increase use of natural gas as an industry and transportation fuel;
 - Replace diesel in remote communities; and
 - Create export opportunities to markets such as Asia for products like ammonia, ethanol, propane, butane and other natural gas liquids.

WHY THIS MATTERS:

Manufacturing is key to growing and diversifying B.C.'s economic future. The sector's diversity, focus on export markets and innovation are supporting job growth across every sector of the Provincial economy. Advanced manufacturing in particular, is essential to the Provincial economy as a source of innovation and competitiveness and an incubator for new products.

B.C.'s non-resource manufacturing exports totalled almost \$9 billion in 2014. This growing sector is comprised of more than 14 different industry segments. The large presence of mid-sized businesses highlights an opportunity for growth for small, locally-based companies. Our manufacturing expertise in marine, aerospace and technology is attracting global investment and creating new economic opportunities.



B.C. has the **4th** largest apparel sector in North America with **600** businesses, generating **7,000** jobs in the province

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Mining and Energy: Driving Economic Prosperity

B.C.'S MINING AND ENERGY SECTOR PROVIDES SIGNIFICANT OPPORTUNITIES FOR ALL BRITISH COLUMBIANS.

British Columbia is internationally recognized as a centre of expertise in mining, metallurgy, environmental engineering, mine safety, and geoscience. The province is home to the world's largest concentration of exploration companies and mining professionals.

B.C.'s electricity system provides clean and reliable power, contributing to our province's economic growth. More than 97 per cent of British Columbia's reliable, low-cost electricity is generated from clean, renewable sources, such as hydro, wind and biomass.



A heritage mine in reclamation – B.C. is a global leader in sustainable mining and one of the first jurisdictions to enact mine reclamation legislation ensuring a safe and clean environment for years to come.

For more: www.BCJobsPlan.ca

BC JOBS PLAN – PROGRESS MADE

- ✓ **Announced a positive final investment decision for the Site C Clean Energy Project, which will secure B.C.'s electricity needs for the future and create an estimated 33,000 person years of employment over the 10-year project schedule.**
- ✓ **Established the Major Mines Permitting Office to improve the co-ordination of major mine permits across government. New staff will conduct more inspections and permit reviews, maintaining better turnaround times for Notice of Work permits.**
- ✓ **Since 2011, the Province has provided \$20 million to Geoscience BC, an industry-led organization that develops and distributes geoscience data in partnership with First Nations, communities and governments. In total, B.C. has provided over \$50 million to Geoscience BC since its inception in 2005.**

SPOTLIGHT:

- ▶ **Mineral exploration creates jobs and business opportunities – from 2011 to 2014, nearly \$2 billion was spent on B.C. exploration projects.**
- ▶ **Hydroelectric generation is expanding: the new Forest Kerr and Volcano Creek facilities opened in 2014 and another, Waneta, completed a major expansion in 2015. The combined projects added 546 megawatts of capacity.**
- ▶ **With Site C proceeding to meet future electricity needs, BC Hydro is investing about \$2.4 billion per year for the next ten years to upgrade and expand its network of dams, generating stations, substations and power lines - one of the largest expansions of electrical infrastructure in B.C.'s history.**

Sector Facts:

Mining and electricity exports totaled nearly



Mining contributed over



LOOKING AHEAD:

- ▶▶ Finalize more mineral tax revenue and land-and-water-rent sharing agreements with B.C. First Nations to share benefits and encourage mining and clean energy developments.
- ▶▶ Continue to monitor implementation of BC Hydro's 10 Year Rates Plan to keep electricity affordable for British Columbians while building the required infrastructure to reliably power our growing economy.
- ▶▶ Support the implementation of B.C.'s Skills for Jobs Blueprint by improving mine apprenticeship opportunities for B.C. students, especially B.C. First Nation communities.
- ▶▶ Identify further opportunities for clean energy producers by working with BC Hydro and Clean Energy BC.

WHY THIS MATTERS:

More than half of Canada's mineral exploration companies are headquartered in Vancouver. The mining industry provides high paying jobs and lucrative business opportunities for suppliers and service providers across the province.

Population and economic growth in B.C. are expected to increase electricity demand by 40 per cent over the next 20 years, providing opportunities for continued growth in power generation. Revenues generated from the energy and mining sectors fund important social programs like health care and education.

The Province continues to support expansion of the mining sector in B.C., since 2011:

- ▶▶ Eight new mines have opened, or are in construction phase, creating over 1,500 jobs; and
- ▶▶ Seven expansions of existing major mines have been approved.

B.C. is a hub for mining green ideas and creativity. Innovators are increasingly helping traditional industries transition to more sustainable business practices, thanks to the province's reputation as a global leader in environmental technologies and best practices. Vancouver is an international centre for mining head offices and mining support services such as geological research, business administration, finance, management, engineering and environmental consulting.

Mineral Exploration Spending (\$ million)




Reduced average turnaround times for mineral exploration permits from 110 to under 60 days

\$10.6 million Phase 2 Clean Energy Vehicle Program



Announced in 2015

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B.C.'s Natural Gas Sector: Growth through Diversification

NATURAL GAS DEVELOPMENT OPPORTUNITIES ARE KEY TO FUTURE ECONOMIC GROWTH. Developing a provincial Liquefied Natural Gas (LNG) industry is a generational opportunity to diversify our natural gas exports beyond the U.S. to markets such as Asia, where rapidly growing demand is fuelled by economic growth and environmental considerations.

There are 20 proposed LNG projects: 14 proposals have federal export licenses. Four of these projects were issued provincial environmental assessment (EA) certificates and two received federal EA approval. Provincial EA certificates were also issued to four LNG pipeline projects.

BC JOBS PLAN – PROGRESS MADE

- ✓ *Passed the LNG Income Tax Act.*
- ✓ *Passed the Liquefied Natural Gas Project Agreements Act and signed the first Project Development Agreement between the Province and Pacific Northwest LNG.*
- ✓ *Reached an electricity agreement with LNG Canada.*
- ✓ *Signed one or more pipeline benefits agreements with nearly every B.C. First Nation along proposed natural gas pipeline routes in northern B.C.*
- ✓ *Provided \$470 million under the Infrastructure Royalty Credit Program for the construction of resource roads and natural gas pipelines.*
- ✓ *Established criteria and standards for LNG emissions to ensure B.C. LNG facilities are the cleanest in the world.*
- ✓ *Announced a new \$30 million LNG Environmental Stewardship Initiative in partnership with B.C. First Nations.*
- ✓ *Held regional LNG seminars in 14 communities across B.C., attended by more than 13,000 people.*

SPOTLIGHT:

- ▶▶ *Received a conditional Final Investment Decision for the Pacific Northwest LNG project.*
- ▶▶ *B.C. passed legislation to initiate the first Long-Term Royalty Agreement in 2015, providing stable royalty rates for natural gas producers.*
- ▶▶ *LNG-Buy BC program is working to link major investors with local B.C. businesses.*



Job Maker: John Turpin, Owner and President of Inlet Express, built up a small fleet of boats to supply resource industry projects near Prince Rupert. When he saw LNG on the horizon, he changed course to seize the generational opportunities provided by LNG.
For more: www.BCJobsPlan.ca

Sector Facts:

\$6.8 BILLION

Contributed to B.C.'s economy in 2014

Over **\$25** billion in industry capital investment since 2011

2,800 trillion cubic feet of natural gas resources

Natural Gas Wells Drilled

390	561
	
2013	2014

LOOKING AHEAD:

- ▶▶ Develop the B.C. Prosperity Fund legislation for introduction in the spring 2017 legislative session.
- ▶▶ Make recommendations for establishing a clean infrastructure royalty credit program.
- ▶▶ Complete a shale gas resource assessment of the Liard Basin.
- ▶▶ Continue to work with LNG project proponents to finalize Project Development Agreements.
- ▶▶ Advance negotiations with additional proponents to maximize the use of clean power in LNG projects.
- ▶▶ Continue to work with B.C. First Nations that may be impacted by natural gas extraction, pipelines or LNG development.
- ▶▶ Prepare communities and Provincial service providers for major industrial development in the Northwest.
- ▶▶ Prepare British Columbians for future LNG-related job opportunities through the B.C.'s Skills for Jobs Blueprint training strategy.
- ▶▶ Develop a framework for the expansion of natural gas value-added products like methanol, fertilizers and gas to liquids.

WHY THIS MATTERS:

With our abundant natural gas resources, strategic location with access to Asian markets, and stable social and political climate, B.C. is a competitive jurisdiction for valued-added natural gas investment.

Development of LNG and petrochemical products, including methanol, fertilizers and gas to liquids, will open new international export markets, leading to further economic diversification, growth and job creation. B.C. will also continue to increase domestic market opportunity by promoting the use of natural gas for transportation.

To create a positive investment climate, the Province has streamlined the regulatory environment, and is offering low tax rates and financial frameworks such as Project Development Agreements. The Agreements provide LNG proponents with long-term certainty for costs within Provincial control, and set the stage for final investment decisions and job creation.

LNG Projects (as of Nov 2015)

PROJECT	NEB EXPORT APPROVAL
Kitimat LNG	✓
Pacific NorthWest LNG	✓
LNG Canada	✓
Woodfibre LNG	✓
Prince Rupert LNG	✓
Aurora LNG	✓
WCC LNG	✓
Triton LNG	✓
Grassy Point LNG	✓
Tilbury LNG / WesPac	✓
Discovery LNG	✓
Orca LNG	✓
Steelhead LNG	✓
Cedar LNG Export	✓
Douglas Channel LNG	Under Consideration
Canada Stewart Energy Group	Under Consideration
Kitsault Energy Ltd	Under Consideration
NewTimes Energy	Under Consideration
Watson Island LNG	Yet to be submitted
Nisga'a LNG	Yet to be submitted

Potential Job Creation



With *Canada Starts Here: The BC Jobs Plan* we are growing the economy, building on our strengths, and making them our competitive advantage in the global economy. We are focusing on eight key sectors that will help us expand markets, strengthen our infrastructure and create jobs: Agrifoods, Forestry, Mining, Natural Gas, International Education, Transportation, Tourism and Technology. We are also building on four cross-sector areas of the economy: Aboriginal Peoples and First Nations, International Trade, Manufacturing and Small Business.



British Columbia is Open for Business

SMALL BUSINESS IS THE MAINSTAY OF THE PROVINCIAL ECONOMY.

With 98 per cent of all businesses in B.C. having fewer than 50 employees, small business drives job creation, productivity and economic growth across all sectors of the economy.

B.C.'s diverse small business sector generated one-third of the province's GDP in 2014 and accounted for more than a third of all provincial goods exports in 2013. The sector is the primary provider of private sector jobs in the province, reflecting an important ongoing trend toward economic diversification.

BC JOBS PLAN – PROGRESS MADE

- ✓ *The third annual Open for Business Awards recognized communities for leadership in helping small businesses grow and succeed.*
- ✓ *Launched an online roadmap that explains how to start up and operate a restaurant in B.C.*
- ✓ *Launched an online BC Bid tutorial to guide suppliers and increase small business access to government procurement opportunities.*
- ✓ *The LNG-Buy BC tool helped promote the visibility of over 850 B.C. small businesses to procurement opportunities.*
- ✓ *Simplified access to permit and licensing information for business by adding 25 new communities to the BizPaL partnership. BizPaL now has 122 participating B.C. municipalities.*
- ✓ *Supported the Small Business Roundtable's fourth Aboriginal Small Business Consultation to identify regional priorities and support B.C. First Nations entrepreneurs and economic development.*

SPOTLIGHT:

- ▶ *The number of new small businesses has increased in every region of the province since the implementation of the BC Jobs Plan in 2011, with the Northeast leading the way with 12 per cent growth or 440 new small businesses.*
- ▶ *The high-tech sector is the fastest growing non-traditional small business sector in B.C. with 1,250 new businesses started in the past five years.*
- ▶ *Small businesses make up over 85 per cent of all B.C. exporters.*



Job Maker: After Amber Price assumed the top spot at *The Book Man*, her family's used book business, she expanded it to include a second location and a strong online presence. Supported by 18 friendly and helpful staff and a databased inventory, Amber's business is growing. For more: www.BCJobsPlan.ca

Facts:

382,600
small businesses
in B.C.

54% private
of all jobs



ACROSS ALL SECTORS OF THE ECONOMY

BC
CON
82.6 70.9

Most small
businesses
per capita
(per 1,000 people
vs. national average)

LOOKING AHEAD:

- ▶ Improve how British Columbians access government services by increasing efficiency and reducing red tape.
- ▶ Simplify and streamline the process of starting and running a business by working with local governments and industry to reduce red tape and eliminate barriers to business.
- ▶ Continue to reduce costs and improve efficiency for businesses operating in more than one municipality by supporting the expansion of the Mobile Business Licence initiative.
- ▶ Explore ways to increase the ability of B.C.'s small businesses to export their products to new markets.
- ▶ Continue to raise awareness of the tools and resources small businesses need to succeed.
- ▶ Determine regional and sector-specific small business priorities through Small Business Roundtable consultations that reflect the needs of local economies.

WHY THIS MATTERS:

One out of every two people employed by the private sector in B.C. works for a small business. Helping small businesses grow and succeed benefits all British Columbians. Small businesses are essential to the provincial economy and generate jobs in every community across B.C.

We will continue to build on our *BC Jobs Plan* commitments to support small business success by finding new ways to cut red tape and remove barriers to growth, improve access to investment capital, support export readiness and promote new job growth.

#helpcutredtape



Reducing Red Tape for British Columbians

- ▶ Engaging the public on how government can save time and provide easier access to services.
- ▶ Making improvements to deliver services that are faster, easier to access and simpler to use.
- ▶ Holding the line on the number of regulatory requirements with an extension of government's net zero increase commitment to 2019.
- ▶ Reducing barriers to small business doing business with government.
- ▶ Maintaining B.C.'s leadership role in regulatory reform and red tape reduction. The Canadian Federation of independent Business has given B.C. an "A" Grade for reducing red tape for four consecutive years.

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Fastest Growing Sectors (2011-2014)

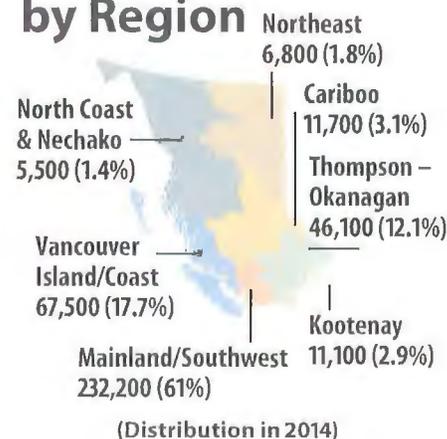
Increase in small businesses

+2,516 Real Estate

+1,545 Health Care

+1,602 Professional, scientific & technical services

Small Businesses by Region



B.C.'s Technology Sector: A Catalyst for Cross-Sector Growth

B.C.'S VIBRANT TECHNOLOGY SECTOR IS A KEY DRIVER OF ECONOMIC PROSPERITY AND DIVERSITY, creating jobs for British Columbians across the province. B.C.'s tech sector is a catalyst for economic growth, helping B.C. companies put technology to work to develop their competitive advantage in the global marketplace.

B.C.'s tech sector continues to experience steady growth and contributes significantly to the province's economic success. With an increasing number of technology companies choosing to call B.C. their home, the sector has grown into a vibrant, diverse community. Our homegrown success attracts large companies such as Amazon, Sony, Electronic Arts, Disney, and very recently Animal Logic from Australia.



Job Maker: Rob Dykman, owner of Coast Mountain Wireless, is creating stable jobs in the telecommunications industry. The company installs and maintains wireless communication services in remote locations of the rugged North Coast, growing from eight to 15 employees in two years. For more: www.BCJobsPlan.ca

BC JOBS PLAN – PROGRESS MADE

- ✓ **The BC Innovation Council's new \$6 million BCIC Tech Works program:**
 - ▶ Provides students with valuable training opportunities at B.C. tech companies; and
 - ▶ Enables tech companies to offset the cost of student training.
- ✓ **Technology and agrifood entrepreneurs can now benefit from the BC Agri-tech Venture Acceleration Program.**
- ✓ **Extension of the Small Business Venture Capital Tax Credit program to help start-ups develop and grow.**

SPOTLIGHT:

- ▶▶ *B.C.'s clean tech sector is making great strides and is increasing its share of the \$5 trillion global market for clean technology. B.C.'s Foresight Cleantech Accelerator Centre, the only business accelerator for the clean tech industry in Western Canada, is helping local companies take advantage of the significant opportunities in this sector.*
- ▶▶ *More B.C. families are connected this year thanks to expanded highway cellular coverage and high-speed internet access. We are working with the private sector and all levels of government to achieve our goal of 100 per cent connectivity to high-speed internet by 2021.*
- ▶▶ *Surrey's Innovation Boulevard is one example of a partnership among researchers, public sector organizations and industry, improving the lives of British Columbians by developing health technologies to train surgeons, advance cancer screening techniques and restore mobility.*

Sector Facts:

In 2013...

\$23 BILLION
Annual Revenue

More than **86,000** JOBS

\$1,390 Sector weekly earnings are 60% higher than those of the average B.C. worker

Over **9,700** Technology companies in B.C. (an 8% growth from 2012)

LOOKING AHEAD:

- ▶▶ Support B.C.'s diverse economy by delivering a Technology Strategy that identifies and addresses barriers to technology sector growth.
- ▶▶ Develop a 10-year skills plan for B.C.'s tech sector to ensure our talent pool is meeting industry demand and supporting innovation across all key sectors.
- ▶▶ Work with government partners to ensure the life sciences industry continues to thrive in B.C.
- ▶▶ Increase the availability of venture capital in B.C. and address the "early funding" gap.
- ▶▶ Fund a foreign qualifications recognition pilot program to help new immigrants fit their skills into in-demand technology sector careers.
- ▶▶ Support student opportunities to learn coding through courses and special activities such as the Hour of Code.
- ▶▶ Support programs that enable graduate students and postdoctoral fellows to undertake applied research projects relating to their expertise within industry.
- ▶▶ Expand eligibility for the B.C. Completion Grant to include students completing tech sector related programs.

WHY THIS MATTERS:

A vibrant technology sector is an essential element of B.C.'s diverse, strong and growing economy.

Technology supports innovation across all sectors and is a crucial job creator for some of our most educated, creative and skilled people.

B.C. industries can build on their competitive advantages by exploring new innovations and adopting technologies to enter new markets with process innovations, new products and business models. The technology sector also makes our economy cleaner and more sustainable, leading to a wide range of positive environmental outcomes. These improvements mean B.C.'s industries are becoming more efficient and more competitive in global markets.

The value of B.C.'s high technology exports continues to climb, surpassing \$1 billion in 2013. B.C. is uniquely positioned to access global markets with our great variety of technology products and services. We are supporting the growth of our Province's technology sector with a technology strategy that will provide economic opportunities for British Columbians in every corner of the province.

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Maryam Sadeghi is the CEO of MetaOptima Technology Inc. Her company develops imaging solutions and devices for smart skin analytics in dermatology and skin care applications. MetaOptima is focused on providing tools for skin health, wellness, and beauty in a wide range of applications from cancer to skin care. For more: www.BCJobsPlan.ca

Impact of BC Innovation Council's Venture Acceleration Program (since 2011)

13 delivery partners across the province

408 companies participating

672 entrepreneurs trained

\$37.5 MILLION revenue generated

\$111.5 MILLION investment attracted



Tourism is One of Our Fastest Growing Industries

B.C.'S TOURISM SECTOR IS THRIVING. With the strategic marketing of our revitalized Super Natural B.C. brand, combined with more airline flights bringing visitors to our province, B.C.'s tourism sector is outperforming the rest of Canada's. People come here to enjoy the natural environment, warm people, diversity of cultures, places and experiences, and for the spectacular beauty. More than 4.6 million international visitors came to B.C. in 2014—as many visitors as there are residents of the province.

BC JOBS PLAN – PROGRESS MADE

- ✓ **A bold new plan to market B.C. globally – Destination BC's Corporate Strategy.**
- ✓ **The Resort Municipality Initiative distributed \$10.5 million this past year to 14 resort communities, enabling them to improve the quality of tourism in their towns through infrastructure enhancements and other strategies. Government has extended the timeline of this program through 2017 because of its success.**
- ✓ **A new provincial hosting program and strategy, to make B.C. the destination of choice for sport and cultural events. In 2015 B.C. hosted the Canada Winter Games, the largest multi-sport event ever held in northern B.C., with more than 15,000 participants and visitors.**
- ✓ **Surpassed the goal of 300 Aboriginal tourism businesses, two years ahead of schedule, with 2,900 full time equivalent employees.**

SPOTLIGHT:

Award winning British Columbia:

- ▶▶ *B.C. voted the 'Best Destination for Adventure, Canada' at the esteemed TravelAge Awards in California.*
- ▶▶ *Vancouver Island has been named "The Best Island in the Continental US and Canada" by Travel + Leisure magazine.*
- ▶▶ *The Wickininnish Inn in Tofino was named "The Best Resort Hotel in Canada" by Travel + Leisure magazine.*
- ▶▶ *Destination B.C.'s brand video, The Wild Within, took top prize at the 14th Annual Tourism Film, Print and Multimedia Competition in Berlin, Germany.*
- ▶▶ *The Nita Lake Lodge in Creekside was voted number one resort in Canada, by Condé Nest Traveler in its Readers Choice Awards.*



Job Maker: Dennis Thomas is the manager for Takaya Tours, an aboriginal cultural tourism company featuring the Tsleil-Waututh Nation's traditions on their home territory in North Vancouver. For more: www.BCJobsPlan.ca

Sector Facts:

In 2013...

Tourism generated
\$13.9
BILLION
in revenues 

 **\$7.3** billion
contributed to
B.C.'s economy

Supported
132,000
JOBS
(up 4% over 2012) 


\$4.5 billion in tourism wages
and salaries in 2013

LOOKING AHEAD:

- ▶▶ Implement the Gaining the Edge 2015-2018 Strategy to align public investments in tourism marketing and development activities.
- ▶▶ Continue supporting Aboriginal Tourism BC to reach its goals of increasing Aboriginal tourism revenues and the number of market-ready tourism businesses, products, and jobs.
- ▶▶ Implement the enhanced Municipal and Regional District Tax (MRDT) program to boost funding for community tourism marketing.
- ▶▶ Support key events that offer a high tourism value with a new Tourism Events Program.
- ▶▶ Encourage tourists to enjoy B.C.'s wine, craft brewed cider, beer and spirits and food tourism opportunities.
- ▶▶ Invest \$12 million over three years in new and upgraded rest stops, parks, and innovative visitor services.

WHY THIS MATTERS:

Tourism is one of the largest and fastest growing sectors in the world. The United Nations World Tourism Organization notes Asian countries, particularly China, are the fastest growing source markets for tourism. As Canada's gateway to the Asia-Pacific, British Columbia is optimally positioned to take advantage of this growth.

Destination BC's marketing efforts in key U.S. markets are attracting greater numbers of Americans to British Columbia. Overnight visitation from the U.S. accounts for about two-thirds of foreign travelers to B.C.

Aboriginal cultural tourism is a defining feature of B.C.'s unique tourism experiences. One-in-four visitors seek out Aboriginal cultural experiences during their stay in B.C., generating over \$40 million to the Provincial economy.

The FIFA Women's World Cup Canada 2015, the largest women's sporting event in the world, proved to be the major event of 2015. The month-long tournament broke records for both live attendance and worldwide television audiences. Over 100,000 soccer fans visited Vancouver during the tournament.

Tourism is a diverse job creator in our growing economy and will continue to play a key role in every region in the province.

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Job Maker: Bigger isn't always better according to Mandy Farmer, CEO of Victoria-based Accent Inns. With six locations and 175 employees, including the newly re-branded Hotel Zed, Accent Inns is a small operator in part of the hospitality business known more for the "big guys." For more: www.BCJobsPlan.ca

B.C. IS A LEADER IN
ABORIGINAL CULTURAL
TOURISM, CREATING
6,930
DIRECT AND INDIRECT
JOBS IN 2014



MORE THAN **19,000**
tourism-related businesses in B.C.



Over **4.6**
MILLION
visitors came to B.C. in 2014



B.C.'s Transportation Sector: Building Markets, Growing Jobs

THE GROWTH OF OUR ECONOMY RELIES ON A SAFE, RELIABLE AND EFFICIENT MULTI-MODAL TRANSPORTATION NETWORK. B.C. is Canada's Pacific Gateway, providing market access for global trade into North America and beyond. B.C.'s global transportation options – by air, water, road or rail – provide opportunities for B.C. producers and manufacturers to expand their client base, grow their business and create new jobs.

Our many diverse economic sectors, including tourism, international education, natural resources, agrifoods and manufacturing, depend on a world-class transportation sector facilitating efficient, reliable connections between manufacturers, container and bulk ships, trains, trucks and airplanes to reach global markets.



PHOTO COURTESY OF BCMEA TRAINING CENTRE

Close to 6,500 people were employed as longshore workers in B.C. in 2014, an 8% increase over 2013. Each year as many as 1,000 workers are trained at the BC Maritime Employers' Association (BCMEA) Training Centre at Mitchell Island, Richmond. The number trained annually will increase with the addition of the new \$11 million ship-to-shore crane. For more: www.BCJobsPlan.ca

BC JOBS PLAN – PROGRESS MADE

- ✓ *The Trans-Canada Highway between Monte Creek and Hoffman's Bluff has been upgraded to four lanes, improving public safety and increasing the route's transport capacity, benefitting local businesses, commercial traffic, tourists and commuters.*
- ✓ *Construction of the Philip Avenue rail overpass on Burrard Inlet in North Vancouver will improve access for trains and trucks to the break-bulk marine terminal and ship builders, and reduce noise and traffic congestion for local residents.*
- ✓ *Completed construction of four lanes on the Cariboo Connector between 70 Mile House and just south of 100 Mile House.*
- ✓ *YVR and Shanghai Pudong International Air Cargo signed an agreement to help move more perishable goods between the two gateways.*

SPOTLIGHT:

- » *Stewart World Port invested \$70 million in a new break bulk facility. The new facility will handle oversized cargo for mining, hydro-electric and oil and gas developments.*
- » *YVR is welcoming new direct flights to Europe, China, Japan and Mexico.*
- » *\$4 billion in private sector transportation investments were committed in 2014/15, including Centerm's proposed \$250 million container terminal expansion in Port Metro Vancouver.*

Sector Facts:

more than
133,000
employed
(up 5% since 2013)

\$11.2
BILLION
contributed to B.C.'s
economy in 2014

\$1,007 Sector
2014 Weekly
Average Earnings

LOOKING AHEAD:

- ▶▶ Continue to implement B.C. on the Move, B.C.'s 10-year transportation plan.
- ▶▶ Continue construction of four lanes on the Trans-Canada Highway between Kamloops and Alberta.
- ▶▶ Continue Phase 2 of the Cariboo Connector project between Cache Creek and Prince George.
- ▶▶ Consultation and planning for the George Massey Tunnel replacement and potential second crossing in Kelowna.
- ▶▶ A \$290 million private sector investment to handle 30 per cent more containers at Deltaport terminal.
- ▶▶ Increase funding for bridge replacement and upgrades by 50 per cent to \$180 million over three years.
- ▶▶ B.C. Air Access Program will invest \$24 million over three years to fund regional and local airport infrastructure.
- ▶▶ Increase BikeBC funding to \$18 million over three years to assist communities build cycling infrastructure and multi-use paths; an increase of 50 per cent over the last three years.

WHY THIS MATTERS:

B.C. on the Move and the Pacific Gateway Transportation Strategy 2012-2020 provide the roadmap for expanding B.C.'s multi-modal transportation network.

- ▶▶ The success of B.C. cherry exporters highlights the benefits of improved access to ocean shipping, with a 165 per cent increase in cherries moving through Port Metro Vancouver since 2011.

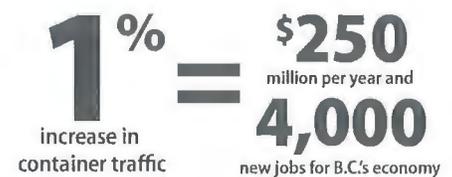
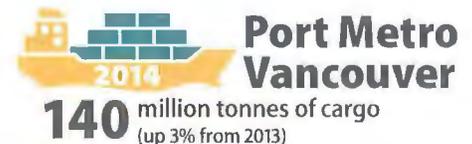
British Columbians rely on our transportation network for everyday activities, such as getting to school, work and home – but it is also critical to our national, provincial and local economies. B.C.'s diverse economy relies on all transportation modes to maximize global export opportunities and attract new investment.



Prince Rupert Port is ranked in the top ten in North America for container terminal productivity. At Fairview container terminal, a \$200 million expansion is underway, which will add 60 per cent more capacity.

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WORLD CLASS TRANSPORTATION NETWORK



Live, Work, Play: A Diverse Region Inspires Growth

A BUSINESS-FRIENDLY CLIMATE. Tourism, forestry, technology, creative industries, agrifoods and manufacturing are some of the sectors revving the region's economic engine.

Vancouver Island / Coast is a desirable region to work, live and play. People choose to live and retire here because of the natural environment, mild climate and service offerings. Youth come to study at our colleges and universities, from B.C., Canada and around the world. Businesses locate here because of our skilled labour force and the diverse regional economy, where all eight key *BC Jobs Plan* sectors are represented.



Job Maker: Denny Unger is the CEO of Cloudhead Games, a pioneer in Virtual Reality (VR), whose goal is to create a thriving tech industry on Vancouver Island. Based in Coombs, Cloudhead began developing VR in 2012 for the gaming and entertainment industry. It has grown to 15 employees with plans to double in size in 2016. For more: www.BCJobsplan.ca

BC JOBS PLAN – PROGRESS MADE

- ✓ *The Island technology sector is booming, annually generating over \$3 billion in revenues, employing 18,000 people, and contributing \$4 billion to the province's economic growth. The BC Innovation Council, through its partners, VIATeC and Innovation Island, have delivered over \$1.3 million in Venture Acceleration Program funding to support entrepreneurs and job creation in the region since 2012.*
- ✓ *There are over 3,100 tourism related businesses in the region, employing 21,900 people and contributing an estimated \$1.2 billion to the economy. Since 2011, the Province has supported the region's tourism sector by investing over \$43 million to boost regional tourism development.*

SPOTLIGHT:

- ▶ *Vancouver Island is a key player in the Film and TV production industry, having attracted notable motion pictures such as Twilight, Superman, Godzilla and Dawn of the Planet of the Apes, and recently the History Channel's ALONE, a television series filmed entirely on location in the wilderness of Vancouver Island.*
- ▶ *The Vancouver Island Aerospace Association promotes the Island as a talent hub by marketing its highly trained workforce, products, services and infrastructure to both regional and global aerospace markets.*
- ▶ *Viking Air, a world class aerospace manufacturing company based on Vancouver Island, contributes an estimated \$300 million to the economy through the manufacture and export of its Twin Otter Series 400 aircraft.*

Facts:

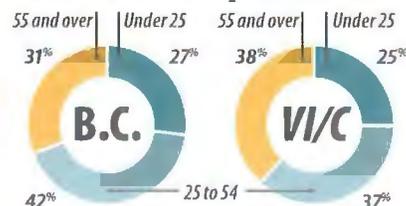


Median Age

B.C. 41.9 years

VI/C 46.5 years

A Mature Population



Net Migration 2001–2013



LOOKING AHEAD:

- ▶▶ The Province is investing over \$600 million with the North Island Hospitals Project to develop a new 95-bed hospital in Campbell River and a new 153-bed hospital in the Comox Valley.
- ▶▶ BC Hydro's \$1 billion upgrade of the John Hart Generating Station in Campbell River will take five years to complete and generate direct and indirect jobs and economic benefits on the Island.
- ▶▶ Government has made significant transportation infrastructure investments in the region to facilitate the safe movement of people and goods and is committed to deliver further safety improvements going forward under the BC on the Move Transportation Plan.
- ▶▶ The Province continues to provide \$3.4 million annually to Forest Product Innovations (FPInnovations) a research institute supported by industry, the federal and provincial governments, with much of the Provincial funding going to the BC Coastal Hem-Fir Initiative to enhance the competitive advantage for the Coastal and Island forest sector.

WHY THIS MATTERS:

The B.C. Government will continue to actively support diversification and growth of the region's economy:

- ▶▶ Since 2001, the B.C. government has transferred more than \$525 million, sourced from across a number of programs and initiatives, to local governments in the region to support infrastructure and other community needs.
- ▶▶ In 2006, the North Island Coastal Economic Trust was established and supported by \$50 million in Provincial funding to help build a diverse, globally competitive resource and knowledge-based regional economy. Since its inception, \$48.6 million has been invested in 134 projects across 52 different communities, generating significant economic benefits to the region and the province.
- ▶▶ In 2011, \$40 million of support from the Province helped Seaspan secure a winning bid under the National Shipbuilding Procurement Strategy. As a result, Seaspan is creating jobs and business opportunities at the Victoria Shipyards, with an estimated 20 years of work just getting underway. The Province continues to support the marine sector through the B.C. Skills for Jobs Blueprint, in particular the Ship Repair program at Camosun College, which provides students with practical, hands-on training that matches labour market needs close to home.

Top 5 Employing Industries



Historical Job Growth



Labour Market Outlook



Top 5 Growth Industries

1. Transportation equipment manufacturing
2. Mining and quarrying
3. Insurance carriers and related activities
4. Community colleges
5. Architectural, engineering and related services

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on February 29, 2016

Ref: 37429

To Local Governments

February 24, 2016

Dear Mayors and Board Chairs:

We are writing to inform you of an exciting new initiative, announced on Thursday, February 18, to issue a limited number of licences for the sale of 100% BC wine on grocery store shelves. We would like to take this opportunity to explain the rationale for this offering, part of the second round of changes to the liquor laws to permit the sale of BC wine on grocery store shelves.

The BC wine industry has been a true success story with over 300 wineries now producing world class wines. The citizens of British Columbia have shown their appreciation of these wines as sales continue to increase.

During the 2013 Liquor Policy Review conducted by Parliamentary Secretary John Yap, we heard from thousands of British Columbians who wanted more convenient access to liquor and particularly to BC wines. The Government listened to these concerns and initiated a number of reforms including:

- Permitting the 21 licensed VQA wine stores to relocate to grocery stores to sell their wine on grocery store shelves;
- Permitting full service licensee retail stores and government liquor stores to relocate to grocery stores to operate as a store in store; and
- Committing to issue a limited number of special wine store licences for the sale of BC wine on grocery store shelves, as announced today.

Initially, we will auction six opportunities to apply for the special wine store licence, an approach which will ensure fairness and transparency. The successful bidders will then proceed through the regular application process to obtain the licence. Only grocery stores which meet the specified regulatory criteria will be eligible to bid. These criteria include that the store be a minimum of 10,000 sq. ft. and be focused on food sales; the same criteria that apply to the relocation of the other types of wine and liquor stores to grocery stores.

To provide the greatest consumer convenience, the products permitted for sale include all types of BC wine made from 100% BC agricultural inputs. This includes cider, honey wine, fruit wine and sake. The rules for VQA stores have also changed to permit them to sell these same types of products.

As you may know, Provincial regulations do not permit the relocation of a licensee retail store or government liquor store to within 1 km of one another. This rule does not apply to existing wine stores and will not for these special wine store licences.

The rationale for the 1 km rule is to provide some degree of market certainty for retailers and to ensure a community is not over-served with liquor stores which can have negative community impacts.

The product selection sold in these stores is very limited compared to the full variety of domestic and international beer, wine, and spirits sold in a private or government liquor store. BC wines represent only 26 percent of the total wine sales in BC and this also represents 9% of all liquor sales in the Province. In addition, a significant percentage of these BC wine sales are made from the winery or sold directly by them to restaurants and bars. This means overall sales in competing full service liquor stores are unlikely to be significantly impacted.

Were the 1 km rule to apply to wine stores, a community would be prevented from having a full service liquor store in its neighbourhood due to a wine store's location. Consumers wishing to buy beer, spirits or imported wines would be inconvenienced. For your information, there has existed for many years an additional 20 wine store licences issued to individual wineries or small groups of wineries. Once again, the location of one of these stores, perhaps selling only one winery's products, would prevent a full service liquor store moving to within 1 km of the wine store.

In summary, the number of wine stores selling BC wine is very limited with only 21 VQA stores, 20 issued to wineries and up to 18 of the announced special wine stores. This compares to 671 full service private liquor stores, 196 government liquor stores and 221 rural agency stores all selling all types of liquor.

We understand concerns have been expressed about the retailing practices of grocery stores in jurisdictions where liquor is sold in grocery stores and more specifically that this sector tends to favour larger producers and employ low priced sales strategies to build market share. We believe that these concerns are not legitimate in the BC market in regard to wine stores. On Tuesday, February 23, our government announced – effective May 1, 2016 – minimum liquor pricing for licensee retail stores, wine stores, and manufacturer on-site stores. The same policy will apply to BC Liquor Distribution Branch stores and, by extension, rural agency stores. This policy will effectively protect against pricing practices using wine (or other liquor) as a “loss leader”.

For the VQA and special wine store licences it will be a licence term and condition that the stores carry a broad selection of product from all sizes of wineries to ensure the most number of wineries possible have shelf space in these stores. In addition, Provincial law prohibits liquor suppliers from offering incentives to licensees to gain greater shelf space or market access. The whole intent of special wine store licence is to provide enhanced consumer access to our wonderful wines and to help support our wine industry. In our discussions with the grocery industry they understand and support these goals.

Finally, we are aware that concerns have been expressed that the special wine store licence is non-compliant with our trade obligations. Our intention with the recent changes is to strike a

balance that meets our trade requirements and also promotes the quality products that are made and bottled here in B.C. The special wine store licences are not new licences *per se* but rather are re-issued and reconfigured dormant BC wine store licences that were issued several years ago. Any licences issued will remain consistent with those allowed and already created under existing trade laws.

We appreciate the opportunity to explain the Province's wine store retailing strategy and we hope you will take these matters into consideration should any of these stores plan to open in or relocate to your community.

Sincerely,

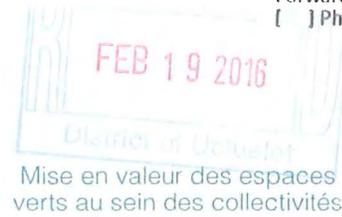


The Honourable Coralee Oakes
Minister of Small Business and Red Tape Reduction
Minister Responsible for the Liquor Distribution Branch



The Honourable Peter Fassbender
Minister of Community, Sport and Cultural Development
Minister Responsible for TransLink

Enhancing Green Spaces
in Communities



Celebrate

Canada's 150th Anniversary

Showcase your Community
by Participating in the
Communities in Bloom Program
and Get Ready for 2017



CANADA 150
1867-2017



How does Communities in Bloom benefit your Community?

Environmental Stewardship

- Enhanced community involvement and awareness in environmental actions for local green spaces
- Continuous improvement of community green infrastructure, biodiversity and natural heritage
- Creates opportunities for citizens to be involved in sustainable green initiatives

Economic Benefits

- Creates profile for marketing and promotional opportunities
- Regional & national recognition brings tourism benefits to local businesses
- Information exchange and best practices shared between judges and participants

Social Benefits

- Creating attractive landscapes with community involvement increases civic pride
- Increased synergy among citizens, institutions, businesses and municipal government working together
- The program provides a framework that helps improve quality of life through community engagement

In a 2015 Survey on the quality of the judging evaluations, over 95% of communities indicated that the evaluation reports were practical and applicable. Comments received:

- Provides input into the direction we need to go to improve our community overall.
- We have used recommendations to direct management, operational and staffing decisions.
- We use the information to create our strategic plan at the community association level.

For more information about the British Columbia Provincial Edition, go to www.bccib.ca

Communities in Bloom is made possible by the support of Sponsors and Partners

British Columbia

Province of BC - Teck Resources Limited - Urban Systems Ltd

The Butchart Gardens - V.I.P. Soap Products Ltd. - Gardens BC

Destination British Columbia - BC Landscape & Nursery Association - BC Recreation & Parks Association - Langley Sandman Hotel

National Sponsors

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Miracle-Gro - Scotts EcoSense - RoundUp - Turf Builder

Municipal World – Teck – VIA Rail Canada - Canadian Nursery Landscape Association



2016 PROVINCIAL EDITION

BRITISH COLUMBIA

COMMUNITIES IN BLOOM

REGISTRATION DEADLINE:
MARCH 31, 2016

MUNICIPALITY (PLEASE PRINT)		TOTAL POPULATION	MAYOR
NAME OF MUNICIPAL CONTACT		POSITION / TITLE	
ADDRESS	CITY	POSTAL CODE	
()			
PHONE	MUNICIPAL CONTACT EMAIL		
NAME OF COMMUNITY CONTACT OR LOCAL CIB CHAIR		WEBSITE ADDRESS FOR COMMUNITY	
()			
PHONE	COMMUNITY CONTACT/CHAIR E-MAIL		
PARTICIPATION CATEGORIES		REGISTRATION FEE BASED ON POPULATION SIZE:	
<input type="checkbox"/> NOVICE Audit program to introduce CiB, workshop with a pair of Judges <input type="checkbox"/> PROVINCIAL EDITION (Evaluated with Bloom Rating Award) or <input type="checkbox"/> MENTOR _____ with <input type="checkbox"/> NEW COMMUNITY _____ (Both Evaluated with Bloom Rating Award, supply form and fee for each please)		<input type="checkbox"/> up to 1000 - \$475 <input type="checkbox"/> 10,001 to 20,000 - \$875 <input type="checkbox"/> 1001 to 2000 - \$575 <input type="checkbox"/> 20,001 to 50,000 - \$975 <input type="checkbox"/> 2001 to 5000 - \$625 <input type="checkbox"/> 50,001 to 100,000 \$1150 <input type="checkbox"/> 5001 to 10,000 - \$750 <input type="checkbox"/> 100,000+ - \$1450 (Plus 5% GST)	
NON-EVALUATED: (½ Fee) <input type="checkbox"/> WINNERS CIRCLE (Holds rating 1-yr) or <input type="checkbox"/> FRIENDS			

PARTICIPANTS should plan to:

- Create a local 'in Bloom' action committee: citizens, business, service clubs and a municipal representative (Councillor, Public Works, Administrator, Parks/Recreation);
- Start with a simple budget to cover registration fee and to create community wide CiB awareness projects, i.e.: parades, tidy up days. Consider planning some fundraising events too;
- Prepare for Judges Evaluation to take place in mid to late July;
- Create a Community Profile Book (info provided) outlining the community's achievements in the specific evaluation criteria;
- Host a pair of judges during evaluation time (typically 3rd week in July): meals & accommodation, maximum 2 nights, separate rooms, same location (billeting is acceptable);
- Send a Delegate or two, to the BC CiB Provincial Awards at the National CIB Symposium hosted by Kamloops Sept 30 - Oct 3.

COMMUNITY RECEIVES:

- Getting Started Package of Information;
- Help from regional representatives if required;
- Evaluation by a pair of trained BC CIB judges;
- Bloom Rating Certificate (2 to 5 blooms);
- 16+ page Evaluation Report with Comments & Suggestions presented at the Provincial Awards Ceremony in the fall;
- Information about National Competition in future years.

BENEFITS to Community:

- Encourages Tidiness & Beautification
- Promotes Excellence in Environmental Initiatives
- Catalyst to Inventory Community's Assets
- Friendly Competition provides Focus & Deadline for Projects
- Cost Effective Measurement of Success

Cheque payable to: BC Communities in Bloom Mailing Address: Suite 102, 19289 Langley Bypass, Surrey, BC V3S 6K1	
AMOUNT ENCLOSED	\$ Population Fee + 5% GST = \$ GST # 8446 03670 RT0001
PLEASE INVOICE US AT:	<input type="checkbox"/> Above Address Fax Forms to (604) 574-7773
CANCELLATION POLICY:	Before April 30 th a \$50.00 fee may be charged, after that all registration fees are non-refundable.
Request more information:	<input type="checkbox"/> Membership <input type="checkbox"/> Showcase <input type="checkbox"/> Sponsorship Catherine Kennedy (604) 576-6506

Participation Options

REGISTRATION CATEGORIES	COST									
<p>1. NOVICE PROGRAM – First Year Audit</p> <p>Our Judge's visit provides a face to face introduction to the CiB program criteria with your key stakeholders. No Judges Tour or Community Profile Book to organize, but be prepared to host the judges (meals with accommodation for 2-nights max.) and have 3 - 10 people ready to workshop.</p> <p>Judges will present a PowerPoint, show a sample Community Profile Book and review 3 criteria: i.e. Floral, Landscape and Tidiness. Judges will prepare some comments and suggestions. Reports are presented at the fall Awards.</p>	<p>Fee dependant upon population size - see Registration Form</p> <p>(Email a request for additional information)</p>									
<p>2. EVALUATED PROVINCIAL EDITION</p> <p>Starting an 'In Bloom' committee will help create a valuable collaboration amongst your citizens, service groups, municipal staff and business owners.</p> <p>Evaluating six criteria, the judge's report creates a benchmark score for future improvements. Participants are awarded a Bloom Rating Certificate and receive a written report at the Provincial Awards & Conference in the fall.</p> <p>This category also includes Mentoring for an experienced CiB community to help a new participant. Separate form and fee for each. Mentor Community receives special recognition throughout the year.</p>	<p>Fee dependant upon population size - see Registration Form</p> <p>ONLY CATEGORY ELIGIBLE TO WIN A CRITERIA AWARD</p>									
<p>3. NON-EVALUATED</p> <p>a) 5-BLOOM WINNER'S CIRCLE* For communities who want to hold their bloom rating one year.</p> <p>b) FRIENDS* For communities that want recognition for ongoing CiB initiatives.</p> <p>*Added BONUS: this category is encouraged to provide a Community Showcase Entry!</p>	<p>½ Fee dependant upon population size - see Registration Form</p>									
<p>4. COMMUNITY SHOWCASE* (non-evaluated)</p> <p>Profile for a specific project or geographical segment within a community. Open to everyone in British Columbia, submissions also accepted from other levels of CiB. Provide 100 words & 3 photos.</p>	<p>Entries will be featured in our BC CiB newsletter.</p> <p>Fee: \$100</p>									
<p>5. PROVINCIAL MEMBERSHIP</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 50%;">a) Individual</td> <td style="width: 20%;">\$20</td> <td style="width: 30%;">Voting</td> </tr> <tr> <td>b) Showcase*</td> <td>\$100</td> <td>Non-Voting</td> </tr> <tr> <td>c) Community*</td> <td>\$500</td> <td>Non-Voting</td> </tr> </tbody> </table> <p>- Newsletters (10+ issues/year) - Invitation to AGM (voting privileges for individual membership only) - Invitation to fall Awards and Conference - Entry point for judging (upon approved application)</p>	a) Individual	\$20	Voting	b) Showcase*	\$100	Non-Voting	c) Community*	\$500	Non-Voting	<p>As per the 2016 Membership Form (see BC CiB website for form and additional information)</p>
a) Individual	\$20	Voting								
b) Showcase*	\$100	Non-Voting								
c) Community*	\$500	Non-Voting								
<p>All Registered Participants will receive recognition on our Map, Press Releases, Website and Fall Awards</p>										

David Wilson
Box 409, 1552 Peninsula Road
Ucluelet, BC
V0R 3A0



FEB 26 2016

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

Dear Mayor St. Jacques & Council

In October I received a mailing from the District of Ucluelet requesting the "installation of a commercial water meter", as follows:

"Please be advised that the District of Ucluelet is undertaking the process of converting all commercial flat rate customers to meter customers by April 2016... This process requires that each flat rate commercial customer undertake the cost and installation of a water meter on their property."

Reference is made to "By-law 1136, 2011".

Because I have not operated a business nor had a business licence since 2007 (and the associated corporation was formally dissolved in 2010) it seemed to me that I must have received this letter by mistake, so I phoned the District office. I was referred to a District employee (Barb?) who made the following points:

- 1) If I received the letter then it must apply to me.
- 2) Perhaps I received the letter because my property is in a commercial zone.
- 3) In any event the cost of meter installation would be saved in lower water charges.

But upon reflection, none of these reasons seem to apply:

1) The claim of infallibility by any individual or group does not need further consideration.

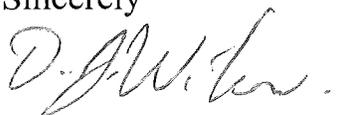
2) In reference to the question of meter conversion applying to *commercially zoned properties* rather than to *commercial operators*, this does not appear to be the intent of By-Law 1136, 2011 - the "Waterworks Bylaw". In fact there is no reference to zoning anywhere in the bylaw. Instead there are references to "Commercial Premises" that are "carried on as a business". Indeed the bylaw consistently refers to active business and industrial properties rather than potential or former ones.

While Part 9 of the Waterworks Bylaw does prescribe that "The Council may... compel the use of *water* meters by any *person* using or consuming *water*" it seems to me that the application of this provision to a non-commercial premise would be arbitrary and prejudicial since the majority of existing residences are currently exempt from metering.

3) As to the question of possible savings, these seem rather doubtful and remote. The difference between the flat rate effective monthly charge of \$24 for a single dwelling unit versus the minimum monthly meter rate of \$14.25 is \$9.75. A reliable and trusted local contractor has indicated that a meter installation on my property would cost a minimum of \$1400 (including \$750 for the meter equipment). Based on this optimistic estimate and the current difference in rates, the break even point for the installation alone would be 143.6 months or about 12 years. This does not include the potential for future additional charges caused by mechanical failure, accident or vandalism.

I appreciate your consideration of this matter and hope that you will be able to clarify whether a metered water installation is actually required at my residence, located at 1552 Peninsula Road.

Sincerely



Dec. 11, 2015

David J. Wilson

David Wilson
Box 409, 1552 Peninsula Road
Ucluelet, BC
V0R 3A0

Dear Mr. David Wilson

RE: Installation of a commercial water meter

Thank you for your letter concerning the installation of a commercial water meter, our initial letters to commercial property owners were generated from the BC Assessment classification report. After a review of your property located at 1552 Peninsula Road we determined it is a residential property with a small portion of the property assessed in class 6 Business/Other. Currently it appears the property does not have commercial activity, at this time you are not required to install a water meter to your property.

You may want to update BC Assessment with your current property information to have them transfer the Class 6 Business/Other assessment to Class 1 Residential, once you receive your 2017 assessment information. I hope this clarification meets your expectations on this matter.

Sincerely

David M. Douglas
Manager of Finance

District of Ucluelet Expenditure Voucher

G-05/16

Date: March 3, 2016

Page: 1 of 3

CHEQUE LISTING:

AMOUNT

Cheques: # 23761 - # 23818	\$	42,514.70
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PAYROLL:

PR 005/16	\$	57,543.43
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	<u>\$</u>	<u>100,058.13</u>
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RECEIVED FOR INFORMATION AT MEETING HELD:

March 8, 2016

Jeanette O'Connor, CFO

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023761	002	19/02/2016	AGS11	AGS BUSINESS SYSTE	34224	JAN/16 UCC	190.72		190.72	
023762	002	19/02/2016	AL001	ACKLANDS - GRAINGE	9018694597	GLOVES	75.25		75.25	
023763	002	19/02/2016	AVI01	AVICC	121537	AVICC 2016-COUNCIL	1,266.30		1,266.30	
023764	002	19/02/2016	BC175	BC WATER & WASTEWA	121536	BCWWA-PUGH/OLSON	2,162.90		2,162.90	
023765	002	19/02/2016	BE737	BENSON ERICA	121534	BENSON-FEB 1-13/16	1,052.80		1,052.80	
023766	002	19/02/2016	BP940	BLACK PRESS	32783835	JAN/16 ADS	1,803.85		1,803.85	
023767	002	19/02/2016	CE004	CORPORATE EXPRESS	40702458 40723150	PRINTER/ENVELOPES/ LABEL MAKER CARTRI	601.28 113.34		714.62	
023768	002	19/02/2016	CK608	KASSLYN CONTRACTIN	D509	D509	802.97		802.97	
023769	002	19/02/2016	DC001	DOLAN'S CONCRETE L	UP77249	WPT GRAVEL	255.65		255.65	
023770	002	19/02/2016	FA898	FORTUNE ABBY	121531	COFFEE	71.82		71.82	
023771	002	19/02/2016	FL001	FAST LINE STRIPING	32019	FIELD PAINT	264.80		264.80	
023772	002	19/02/2016	FW050	FAR WEST DISTRIBUT	297681 297682 297509	G.BAGS/SOAP/PAPER PAPER PRODUCTS PAPER PRODUCTS/SOA	189.37 175.16 334.34		698.87	
023773	002	19/02/2016	II200	IGLOO INC	1701	JUMPSTART PACKAGE	525.00		525.00	
023774	002	19/02/2016	LB454	LADYBIRD ENGRAVING	835	SOCCER JERSEYS	334.21		334.21	
023775	002	19/02/2016	M9370	McEWEN MARILYN	121539	McEWEN LGLA	447.44		447.44	
023776	002	19/02/2016	MC423	MCPHERSON CAREY	121535	MCPHERSON-JAN/16 G	2,755.20		2,755.20	
023777	002	19/02/2016	O9310	OLIWA RANDY	121538	OLIWA-ADVOCACY MEE	45.36		45.36	
023778	002	19/02/2016	PC336	PETTY CASH FORTUNE	121532	CREAM/STICKERS/PEN	33.09		33.09	
023779	002	19/02/2016	PI110	PUROLATOR INC	430239663	MAXXAM	63.51		63.51	
023780	002	19/02/2016	PL547	POSKITT LUCY	121533	POSKITT-INTRO TO W	1,578.50		1,578.50	
023781	002	19/02/2016	PW280	PITNEYWORKS	01/2016	JAN/16 POSTAGE	1,065.00		1,065.00	
023782	002	19/02/2016	SBR01	SONBIRD REFUSE & R	24082 24081	DEC/15 SCH DEC/15 52 STEPS	728.70 247.28		975.98	
023783	002	19/02/2016	SP010	SUPERIOR PROPANE	9986647	UCC TANK RENTAL	158.98		158.98	
023784	002	19/02/2016	TSC19	TRANSPARENT SOLUTI	8237	MAR/16 CLEARMAIL	20.95		20.95	
023785	002	19/02/2016	UP459	UCLUELET PETRO-CAN	17120329 17120314 17120332 17120205	#10 WIPER BLADES #4 BATTERY ANTIFREEZE #10 FUEL TANK	88.30 169.28 94.04 1,848.60		2,200.22	
023786	002	19/02/2016	UR849	UCLUELET RENT-IT C	22586	R1-VALVES/GASKET/S	197.61		197.61	
023787	002	19/02/2016	VT001	VANCOUVER ISLAND F	2016	VI FIRE FIGHTERS 2	79.00		79.00	
023788	002	19/02/2016	WM275	WHITE MAGNOLIA RES	15	JAN/16 POOL RENTAL	409.50		409.50	
023789	002	26/02/2016	IE440	ISLAND EXPRESS	QUOTE483	FIRE TRUCK (4) ABB	1,330.06		1,330.06	
023790	002	29/02/2016	AD004	TYCO INTEGRATED FI	80434623	TYCO BURGLAR ALARM	196.35		196.35	
023791	002	29/02/2016	AHD36	AS HANGING DISPLAY	645991	COUNCIL PIC DISPLA	807.05		807.05	
023792	002	29/02/2016	AL001	ACKLANDS - GRAINGE	9018694605 43540541204 43540541205	PW-SEWER GLOVES/AP PLAY EQUIP-S HOOKS PLAY EQUIP-S HOOKS	57.62 83.82 183.05		324.49	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023793	002	29/02/2016	AS311	ACME SUPPLIES LTD	627610	UCC FACILITY SUPPL	78.40		78.40	
023794	002	29/02/2016	CCL88	CORLAZZOLI CONTRAC	0018	TREE SNAG	945.00		945.00	
023795	002	29/02/2016	CK608	KASSLYN CONTRACTIN	D510	D510	2,445.05		2,445.05	
023796	002	29/02/2016	CP300	CRITERION PICTURES	777902 777842	FREIGHT CHARGES-PO CRITERION VIDEO LI	43.35 1,155.00		1,198.35	
023797	002	29/02/2016	CUPE1	CUPE LOCAL #118	0216	FEB/2016	1,085.21		1,085.21	
023798	002	29/02/2016	DC001	DOLAN'S CONCRETE L	39692	CLEARTECH	183.75		183.75	
023799	002	29/02/2016	FW050	FAR WEST DISTRIBUT	297756	WORKS YARD-SUPPLIE	408.29		408.29	
023800	002	29/02/2016	GE395	GALLOWAY ELECTRIC	632 598	LIGHT INSTALLATION REPLACEMENT OF LIG	844.49 875.54		1,720.03	
023801	002	29/02/2016	GPC25	GREATPACIFIC CONSU	322	OUTFALL MONITORING	1,962.45		1,962.45	
023802	002	29/02/2016	HE701	HEROLD ENGINEERING	0039773	RESERVOIR INSP. RE	535.50		535.50	
023803	002	29/02/2016	HS002	HOGAN, SARAH	121541	HOGAN-FEB/16 DANCE	87.96		87.96	
023804	002	29/02/2016	KA001	KOERS & ASSOCIATES	9601-140 1581-003	MOE.REPORTING-HELE 1581 WATER MASTER	176.40 2,767.28		2,943.68	
023805	002	29/02/2016	LBG73	LONG BEACH GUTTERS	877776	CLEANING GUTTERS -	126.00		126.00	
023806	002	29/02/2016	LY001	YOUNG ANDERSON	92671 92672 92673 92674	1190080 1190118 1190127 1190128	43.68 564.43 314.56 99.13		1,021.80	
023807	002	29/02/2016	MC481	MARTIN CRIS	121542	MARTIN-FEB/16 YOGA	34.80		34.80	
023808	002	29/02/2016	MI224	MUNICIPAL INSURANC	27510	MIA ASSOCIATE MEMB	975.00		975.00	
023809	002	29/02/2016	MW001	MUNICIPAL WORLD IN	121546	2016 SUBSCRIPTION	50.52		50.52	
023810	002	29/02/2016	N9371	NOEL MAYCO	121547	NOEL-ECONOMIC DEV.	45.36		45.36	
023811	002	29/02/2016	NA071	NOVAK ANNE	121544	NOVAK-FEB/16 CLAY	1,165.36		1,165.36	
023812	002	29/02/2016	PC285	PETTY CASH - BARBA	FEB/16	FEB/16	87.15		87.15	
023813	002	29/02/2016	PI110	PUROLATOR INC	430303970	MAXXAM	281.26		281.26	
023814	002	29/02/2016	SF061	STEVENS FLICKERINE	121540	STEVENS-FEB/16 YOG	656.00		656.00	
023815	002	29/02/2016	SWE33	SEA WIND ELECTRIC	412151	QUOTE/BASEMENT OUT	939.75		939.75	
023816	002	29/02/2016	UP459	UCLUELET PETRO-CAN	17120362	#2 OIL CHANGE	66.03		66.03	
023817	002	29/02/2016	ZW172	ZONE WEST ENTERPRI	46603 46565	UVFB SHIRTS AND PA NAVY CARGO PANTS	155.75 158.20		313.95	
023818	002	01/03/2016	GIL55	GILMOUR ALICIA	121428	GILMORE-SKATE COMP	250.00		250.00	
Total:							42,514.70	0.00	42,514.70	

*** End of Report ***



STAFF REPORT TO COUNCIL

Council Meeting: MARCH 8, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: KARLA ROBISON, ENVIRONMENTAL AND EMERGENCY SERVICE MANAGER

FILE NO: 0550-20

SUBJECT: SUPPLY AND DELIVERY OF ONE NEW FIRE APPARATUS

RECOMMENDATIONS:

1. **THAT** Council direct staff to move forward with the procurement process for long-term borrowing for the proposed supply and delivery of one new fire apparatus;
- OR**
2. **THAT** Council will not move forward with the procurement process for long-term borrowing for the proposed supply and delivery of one new fire apparatus and will direct staff to come back to Council with additional information.

PURPOSE:

The purpose of this report is to provide Council with information pertaining to the final costs and service associated with the proposed supply and delivery of one new fire apparatus.

BACKGROUND:

The Ucluelet Volunteer Fire Brigade (UVFB) apparatus fleet is comprised of two fire engines and a rescue truck, all of which have been supplied and delivered by HUB Fire Engines and Equipment Ltd. HUB Fire Engines is a British Columbia owned and operated manufacturer that was established in 1959. The Abbotsford manufacturing plant specializes in the engineering of innovative and customized fire apparatuses suited for Canadian climate/weather conditions. The company has built over 1,160 aluminum style trucks and is a fully certified and audited by Underwriters' Laboratories of Canada manufacturer with an onsite testing facility, authorized installer and warranty centre for various products, approved ICBC body repair shop, and a certified Commercial Refinisher and Canadian Welding Bureau shop.

The Brigade began dealings with this company in 1986 through the purchase of the 'mini pumper'. The Volvo cab over chassis, also known as 'Engine 2' was purchased in 1991. This is the current engine that is due for replacement based on the 25 year apparatus replacement schedule outlined in the Fire Underwriter Survey. 'Engine 1' Freightliner M2 cab chassis was purchased in 2000 and the Rescue truck was purchased in 2007. Over the years, the Brigade has received reliable, economical and innovative custom design apparatuses with pre and post purchase product support and excellent customer service.

On December 4, 2015, the Emergency Services Staff issued a Request for Proposal on BC Bid (#1520-999) for the *Supply and Delivery of One Fire Apparatus*. The closing date to receive tender submissions was January 18, 2016 with the tender verdict date on February 17, 2016. During the tender review period, the Emergency Services Staff and Officers from the UVFB reviewed the six

received tender submissions that ranged from \$320,285.00 to \$564,591.58. HUB Fire Engines was the second lowest bid with a proposed a fee of the \$419,249.00. HUB Fire Engines received the highest score during the tender review process through a scoring matrix. The scoring matrix ranked this company higher than other proponents due to the following attributes:

- Overall functionality and innovation for the construction and design,
- Overall experience with compressed air foam and water delivery systems,
- Service and warranty facility close proximity,
- Quality of references, and
- Reasonable price.

HUB Fire Engines was awarded the tender subject to the refinement of the proposal and Council approval. The proposed new fire apparatus will be engineered to the standard body and pump panel layout that was customized for Engine 1. This standardized layout provides for ease of transition between apparatuses for brigade members. Familiarity of apparatuses provides for efficiency, simplified training and safety precautions.

FEES:

On March 1, 2016, a pre-construction meeting with the Emergency Services Staff, the UVFB Fire Chief's and HUB Fire Engines personnel took place at the Abbotsford manufacturing plant. The final negotiated price for the service and delivery of this proposed apparatus is \$416,476.00

The payment schedule outlined by HUB Fire Engines consists of two disbursements:

- Payment for the chassis and pump upon arrival to the factory (approximately \$171,500.00) and
- The payment balance upon completion.

SUMMARY AND CONCLUSION:

It is recommended that Council support the service and delivery of the proposed apparatus researched by the Emergency Services Staff and Officers from the UVFB. HUB Fire Engines has a proven service and delivery record, build quality and longevity products, and is considered a premier builder to the fire service in North America. These qualities along with the benefits of a standardized fleet will assure residents that this purchase will deliver a reliable and a cost effective fire apparatus to the community.

Upon Council approval, staff will begin the process for long-term borrowing for the procurement of this apparatus.

Respectfully submitted:



Karla Robison,
Environmental and Emergency Service Manager



STAFF REPORT TO COUNCIL

Council Meeting: March 8th, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3360-20 **FOLIO:** 127.078 **REF:** RZ16-01

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW NO. 1160, 2013 BY REMOVING LOT: 29, PLAN: VIP79602, DISTRICT: 09, FROM SECTION CD-3A.1.4 AND PLACE IT IN R-4 – SMALL LOT SINGLE FAMILY RESIDENTIAL

ATTACHMENT(S): APPENDIX A - FIRST AND SECOND READING REPORT DATED FEBRUARY 9, 2016

RECOMMENDATION(S):

THAT Council considers approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1188, 2016 be given Third Reading;
- OR**
2. **THAT** the rezoning application associated with Zoning Amendment Bylaw No. 1188, 2016 be considered and determined not to proceed further.

PURPOSE:

To provide Council with information with respect to an application to rezone Lot 29, Plan VIP79602 from CD-3 mixed commercial, residential, resort condo use to R-4 Small Lot Single Family Residential.

Respectfully submitted:

John Towgood, Planner 1

APPENDIX A

FOR REFERENCE



STAFF REPORT TO COUNCIL

Council Meeting: Feb 9, 2016

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3360-20 **FOLIO:** 127.078 **REF:** RZ16-01

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW NO. 1160, 2013 BY REMOVING LOT: 29, PLAN: VIP79602, DISTRICT: 09, FROM SECTION CD-3A.1.4 AND PLACE IT IN R-4 – SMALL LOT SINGLE FAMILY RESIDENTIAL

ATTACHMENT(S): APPENDIX A - REZONING APPLICATION SUBMISSION
APPENDIX B - ZONING AMENDMENT BYLAW No.1188

RECOMMENDATION(S):

THAT Council considers approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1188, 2016 be given First and Second Reading and advanced to a Public Hearing; **or**
2. **THAT** the rezoning application associated with Zoning Amendment Bylaw No. 1188, 2016 be considered and determined not to proceed further.

PURPOSE:

To provide Council with information with respect to an application to rezone Lot 29, Plan VIP79602 from CD-3 mixed commercial, residential, resort condo use to R-4 Small Lot Single Family Residential

BACKGROUND:

In 2004/2005 a large 50 lot development locally known as the Rainforest Estates was created. It consisted of primarily single family dwellings with three larger mixed commercial/residential/resort condo lots (one of which is the subject lot), two large multifamily lots and a community care facility. None of the mixed commercial, residential, resort condo lots or large multifamily lots have been developed and approximately 50% of the single family residential lots still remain to be developed. Phase I of the care facility has been completed. The area has two lots that are designated parks but are not at this time developed. The last few years have seen the greatest rate of single family dwelling build-out due to the lower land costs in the area. The subject site (Figure 1) is zoned "CD-3A Subzone – District Lot 282" which supports a variety of mixed commercial, residential, resort condo uses with residential and resort condo uses only being allowed on the second floor.

FOR REFERENCE

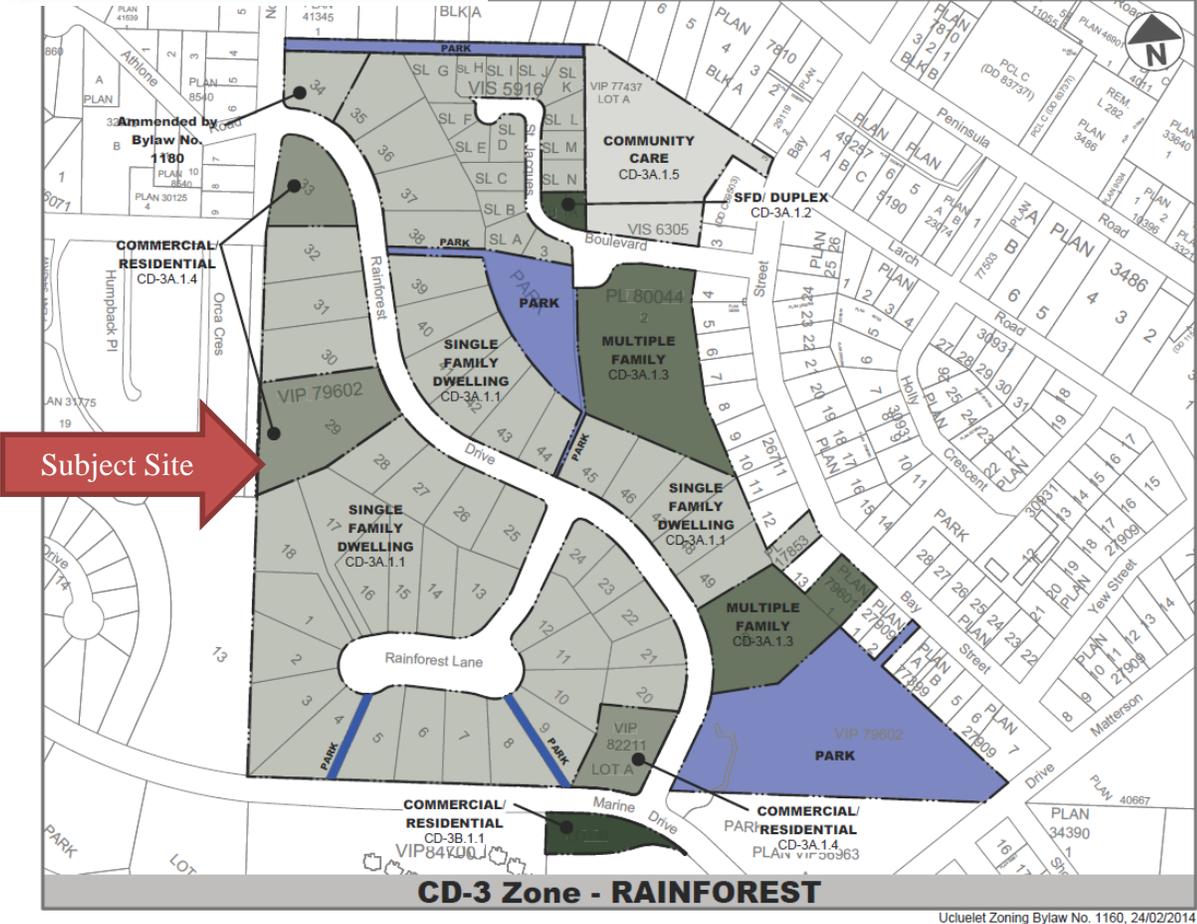


Figure 1

ANALYSIS:

This Lot was part of a large 2004/2005 development which considered density, appropriate use of parks and park contributions, affordable housing and amenities. The current title to the property does not indicate a Master Development Agreement (MDA) or long term development covenants which would affect the land uses. Planning Staff have broken down the analysis as follows:

OCP

The Official Community Plan (OCP) under Section 1.5 (1) encourages the retention of commercial uses near the Village Square or Village Core. This is further underlined in Ucluelet’s subsequent 2012 Economic Development Strategy. The subject site falls just outside the area designated as the Village Square and thus the removal of commercial uses from the subject site is not in conflict with the OCP. The rezoning to the R-4 zone is supported by Ucluelet’s affordable housing policy:

7. Encourage alternative housing options, including bare land strata and small lot subdivisions;

It is further supported by the Single Family Residential Policy:

FOR REFERENCE

1. Continue to acknowledge the role that single family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses, bare land strata) where appropriate;

The potential subdivision of this lot would create a small node of small lot/small home housing and Planning Staff consider small R-4 node as a sensitive intensification of affordable housing.

Current Zoning

The subject property is currently zoned CD-3A and is part of a 2004 comprehensive development that included the Rainforest Estates subdivision, the St. Jacques subdivision, the Seaview Seniors Center and the skate park . The zoning regulations that are specific to lot 29 are as follows:

CD-3A.1.4 The following uses are permitted on Lots 19, 29, and 33, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/ Residential", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

(1) Principal:

- (a) Office*
- (b) Retail*
- (c) Personal Services*
- (d) Daycare Centre*
- (e) Commercial Entertainment*
- (f) Recreational Services*
- (g) Community Use*

(2) Secondary:

- (a) Mixed Commercial/Residential*
- (b) Mixed Commercial/Resort Condo*

CD-3A.3.1 Maximum Number:

Dwelling Unit component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:

(b) 12 dwelling units on Lot 29, Plan VIP79602

CD-3A.4.1 Principal Building:

(1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:

(b) 743.2 m² (8,000 ft²) gross floor area combined on Lot 29, Plan VIP79602;

With Mixed Commercial/Residential and Mixed Commercial/Resort Condo being defined as follows:

"Mixed Commercial/Residential" means the use of a building containing a combination of:

- (a) commercial uses that are otherwise permitted within the Zone on any storey, including commercial tourist accommodation uses not on the first storey, and*
- (b) residential uses located exclusively at the second storey or higher, unless otherwise specified in a particular Zone;*

"Mixed Commercial/Resort Condo" means the use of a building containing a combination of:

- (a) commercial uses that are otherwise permitted within the Zone, excluding commercial tourist accommodation uses, on any storey; and*
- (b) commercial tourist accommodation uses located exclusively at the second storey or higher;*

FOR REFERENCE

To summarize Lot 29 supports a variety of commercial use on the ground floor and up to 12 dwelling units of residential or resort condo use. The total gross floor area, combined is 743.2 m² (8,000ft²). Both the subjects property's Floor Area Ratio(FAR) and Lot coverage allow for a greater gross floor area than allowed under section CD-3A.4.1 743.2 m² (8,000 ft²) and are therefore redundant:

- The subject properties FAR is 0.50 of lot size: 6744m² x .50 = 3372m² (36,296ft²) allowable gross floor area.
- The subject properties Lot Coverage is 30% of lot size: 6744m² x .30 = 2023.m² (21,775ft²) allowable gross floor area.

The zoning for this lot can support various use combination and as a general rule of thumb, to analyze a developments impact it is best to consider the best and highest use the subject lot can support. With this in mind Planning Staff have created a couple of hypothetical buildouts.

A building with 50% commercial and 50% residential could have a possible unit makeup of:

- Four 93m² (1000ft²) commercial units on the ground floor
- Twelve 31m² (333ft²) dwelling units on the second Floor
- Total gross floor area 743.2 m² (8,000 ft²)

Planning staff would put forward the following mix is a more realistic proposal:

- Two 46.6m² (500ft²) commercial units on the ground floor
- Twelve 54m² (583ft²) dwelling units on the second Floor
- Total gross floor area 743.2 m² (8,000 ft²)

Planning staff have created the following sketches to help visualize the current zonings potential density and impact (Figure 1). It should be noted all sketches and calculations in this report are for visualization purposes only and their inclusion in this report does not verify the acceptance of the site or building design or the accuracy of the calculations by the District of Ucluelet.



Figure 1

Proposed Zoning

The applicant is proposing the subject lot be rezoned to R-4 Small lot Single Family Residential. This Zone is intended to facilitate smaller single family dwellings on smaller lots and is part of Ucluelet's affordable housing strategy. The key aspect of R-4 is its minimum lot size, 360m² (3,875ft²) and its .20 FAR allows for smaller lots

FOR REFERENCE

with a greater lot density while keeping the dwelling size to .20 FAR which translates to a smaller home. For comparison R-1 has a minimum Lot Size of 650 m² (7,000 ft²) and a FAR of .35.

Figure 2 below indicates what Planning Staff consider the subject lots maximum density within the R-4 zone allows eleven 360m² (3,875ft²) lots with a average home size of 72m² (775ft²) for a total gross floor area of 792m² (8,525ft²). It should be noted that this unit density and gross floor area is very similar to what is allowable under the current zoning.

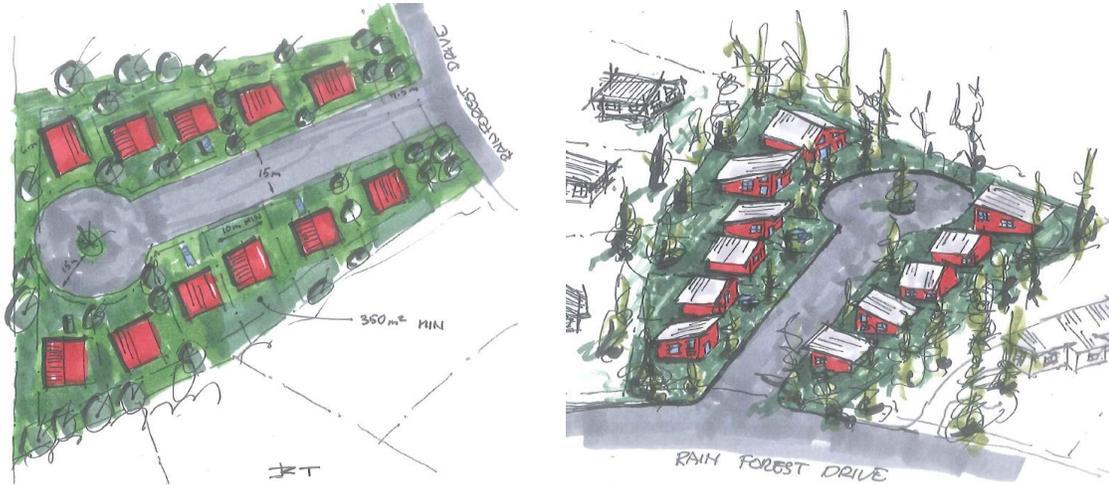


Figure 2

The applicant has indicated to staff that the above density is not what they are envisioning. They envision 6 dwelling units approximately 121m² (1,300ft²) or a total gross floor area of 726m² (7,800ft²). See Figure 3 below.

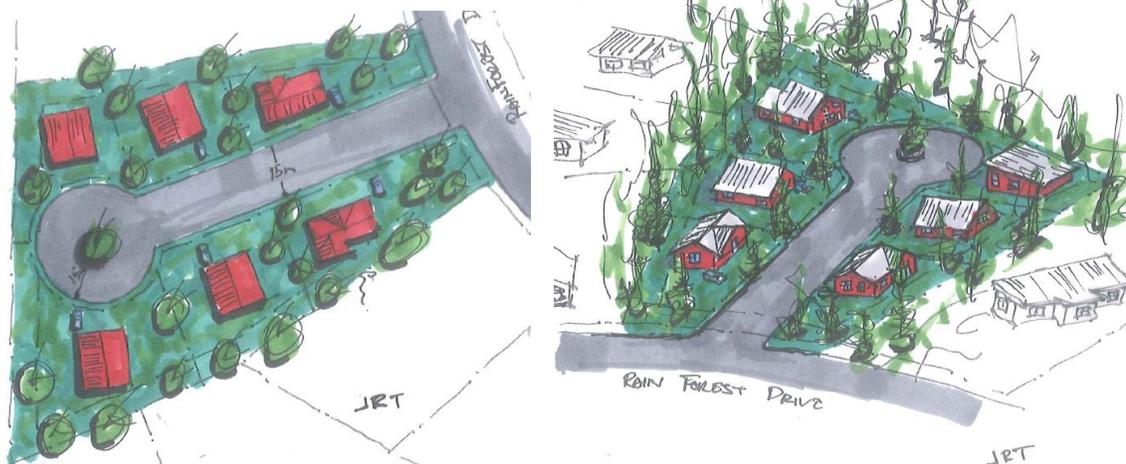


Figure 3

FOR REFERENCE

Affordable Housing

A healthy community has housing options with inventory available that accommodates citizens of all income groups. This can be termed the affordability ladder and Ucluelet currently has an excess inventory of larger more expensive lots. Both the current zoning and the proposed zoning represent an affordable housing opportunity but the R-4 small lot size and restrictive FAR dictate the affordable objective in a clear and direct mathematical mechanism. The current zoning does not define unit size plus by restricting dwellings to the second floor the dwelling units have to absorb the extra cost of the supporting structure and those costs effect affordability. In a broader community prospective, Planning Staff consider smaller pockets of R-4 zoning are preferable to large areas. Large areas of affordable housing can develop the stigma of slums and it is the current planning approach to have pockets or nodes of affordable or mixed affordable options with other economic housing inventory.

Commercial

The original 2004 vision of this developments commercial elements seems at odds with the neighborhood's single family dwelling focus and was likely a response to the high growth pressure of the time. To maintain commercial density in Ucluelet's commercial cores all commercial is encouraged through policy to develop within those designated areas. The exception would be commercial elements that advantage and celebrate Ucluelet's identity such as locations with coastal/water views, unique forest locations or places of historical significance.

Neighbourhood Impact and Continuity

When considering impact there is a tendency to just look at the subject lot in its undeveloped state (forest) and not in its full buildout potential. The impact of this zoning change is hard to define as this is not a direct increase or decrease of density but more a reconfiguration of density:

CD-3A

- Two 46.6m² (500ft²) commercial units
- Twelve 54m² (583ft²) dwelling units (second Floor)
- Total gross floor area of 743.2 m² (8,000 ft²)

Vs

R-4

- Eleven 72m² (775ft²) homes
- Total gross floor area of 792m² (8,525ft²).

Planning staff consider the zoning change will be negligible when comparing the potential buildouts of the current and proposed zoning. Planning staff would like to see the applicant place a covenant for a frontage greenspace of 7.5 meters plus a 6 meter green space buffer on existing internal lot lines in an attempt to mitigate any change to the continuity of the streetscape. The applicant has agreed to apply the aforementioned green spaces as part of this rezoning.

FOR REFERENCE

Amenity Contributions

In the original 2004 Comprehensive Development, the density bonusing framework was based on a 10% parkland dedication, amenity contribution, provided in the form of public recreational amenities, open space and green space.

1. A "tot" park worth approx. \$20,000.00;
2. A skateboard park and associated parking area worth approx. \$200,000.00;
3. The rebuilding and reconstruction of the Big Beach Trail from Bay Street to Marine Drive and dedication of a public right-of-way from Bay Street to Big Beach (Big Beach Trail) worth approx. \$25,000.00;
4. The construction 1,500 metres of Trail within District right-of-ways (1,500 metres at \$80/m) valued at \$120,000.00;
5. The donation of a 7,100 ft² lot to the District of Ucluelet for a daycare centre and the dedication of an additional 4.12 acres of parkland on DL 282. (\$50,589.00);
6. The construction of a basketball court worth approx. \$55,000.00;
7. A \$100,000.00 monetary contribution to the District of Ucluelet payable at the time of the completion of subdivision of DL 282 (2004);

All amenities from the original 2004 development have been provided, and continue to form an integral part of the community. Planning Staff have suggested to the applicant that an amenity contribution of \$10,000 to \$20,000 for the areas St. Jacques Park would be a great gesture to not only help with what Planning Staff consider an increase to the family focus to the subject lot but also to increase the applicants developments appeal. The applicant declined to offer any contribution.

SUMMARY:

Staff have met with the applicant/owner over the past few months. The removal of the commercial and the addition of small lot small housing is supported by the OCP and is currently a needed affordable element in Ucluelet's housing inventory. While a covenant for a greenspace and amenity contribution would have made this a stronger application the rezoning stands on its own merits of creating more appropriate and affordable residential uses.

Respectfully submitted:

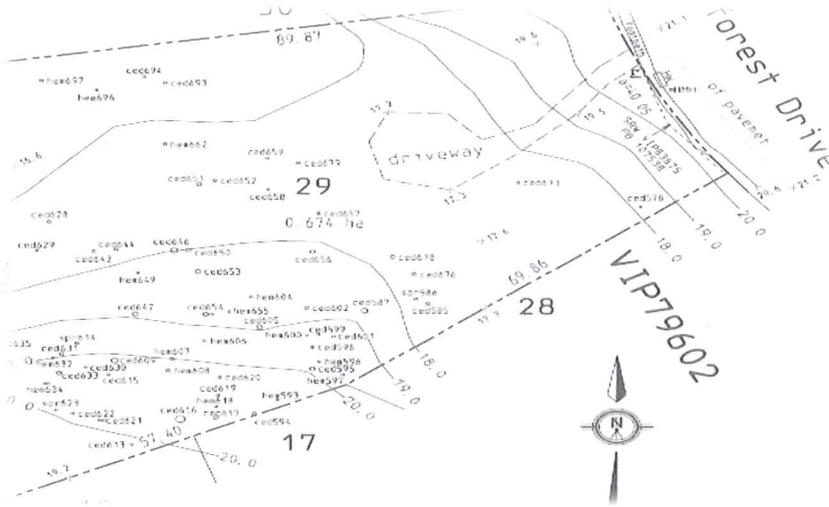


John Towgood, Planner 1

FOR REFERENCE

**RE ZONING APPLICATION
LOT 29 RAINFOREST DRIVE**

Date
January 8, 2016



Property
Lot 29 Rainforest Dr
District Lot 282
PID 026-432-331
Clayoquot Dist Plan VIP 79602
Ucluelet, BC

Applicant
Icon Developments Ltd.
1796 Rainforest Lane
Ucluelet, BC V0R 3A0

Purpose of Application

Please accept this application for the request to rezone Lot 29 Rainforest Drive, Ucluelet.

The property is currently zoned CD 3A.1.4 – Commercial Residential and which is bare land and undeveloped. We request to change this to R-4 Small Lot Single Family Residential zoning.

RE ZONING APPLICATION LOT 29 RAINFOREST DRIVE

In Support of R4 – Small Lot Single Family Residential

We believe this 'down-zoning' is to be a benefit to the community and neighbors for the following:

De-densification

- Decreases property use
- Limited to single family dwelling
- Positive neighborhood development

Complimentary to existing properties

- Only single family home built as opposed to a commercial/residential development amongst the existing single family home neighborhood
- Adjacent properties are zoned CD-3A.1.1 Single Family Dwelling and MH-Manufactured Home Park

Adding to the single family housing inventory

- Quality entry level home
- Affordable housing choice
- Alternative choice between mobile home and mansion

FOR REFERENCE

Attachments

Title Certificate

Site Plan

R-4 Small Lot Residential –proposed zoning

CD-3A.1.4 Commercial Residential – existing zoning

FOR REFERENCE

AG SURVEYS

Site Plan of:
Lot 29, District Lot 282
Clayoquot District, Plan VIP79602

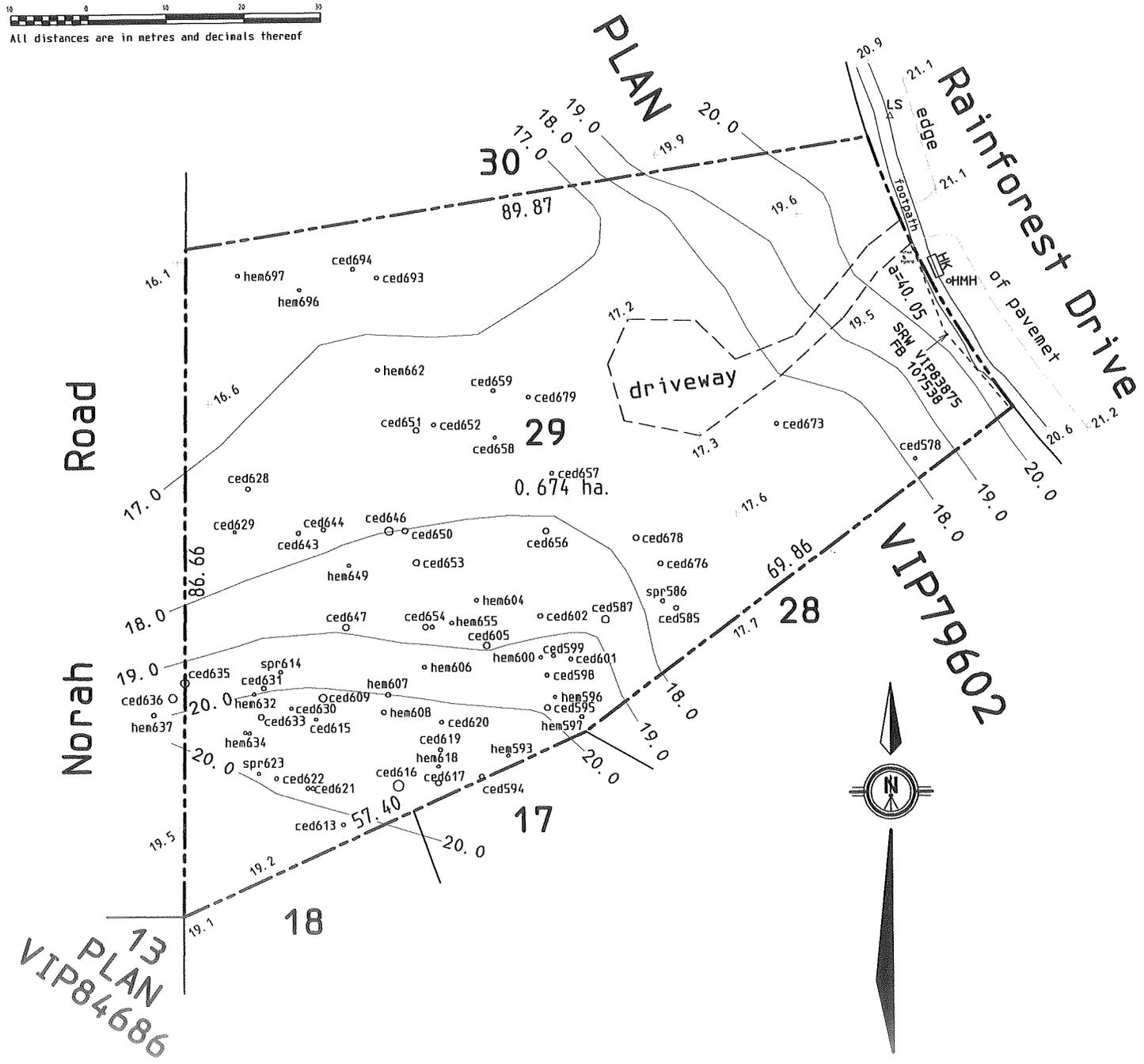
110-545 MARINE DRIVE
UCLUELET, B. C.
V0R 3A0
Phone: 726-2755
File: Rain-29

LEGEND

Elevations are geodetic
Tree bases and canopies approximately to scale.
Where tree location is critical, tree species
and canopy should be confirmed by qualified arborist.

- LS Δ - denotes lamp standard
- HO \circ - denotes hydro manhole
- HK - denotes hydro kiosk

SCALE - 1 : 750



R-4 Zone – SMALL LOT SINGLE FAMILY RESIDENTIAL

This Zone is intended to facilitate smaller single family dwellings on smaller lots, with some exceptions for The Pass of Melfort (Wild Pacific Cove) subdivision.

R-4.1 Permitted Uses

R-4.1.1 The following uses are permitted, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) *Single Family Dwelling*
- (2) Secondary:
 - (a) *Bed and Breakfast*
 - (b) *Home Occupation*
 - (c) *Secondary Suite*

R-4.2 Lot Regulations

R-4.2.1	Minimum Lot Size:	360 m ² (3,875 ft ²)
R-4.2.2	Minimum Lot Frontage:	10 m (33 ft)
R-4.2.3	Minimum Lot Width:	N/A
R-4.2.4	Minimum Lot Depth:	N/A

R-4.3 Density:

- | | | |
|---------|---------------------------|--|
| R-4.3.1 | Maximum Density: | 1 <i>single family dwelling per lot</i> |
| R-4.3.2 | Maximum Floor Area Ratio: | 0.2, except with respect to the following: |
- (1) 0.35 for lands legally described as Strata Lots 2-9, 13-15, 18, 20, 22, 24 and 25, all of Section 1, Barclay District, Strata Plan VIS5896;
 - (2) 0.39 for lands legally described as Strata Lot 1, Section 1, Barclay District, Strata Plan VIS5896;
 - (3) 0.5 for lands legally described as Strata Lot 21, Section 1, Barclay District, Strata Plan VIS5896;
 - (4) 0.66 for lands legally described as Strata Lot 17, Section 1, Barclay District, Strata Plan VIS5896;
 - (5) 0.67 for lands legally described as Strata Lot 16, Section 1, Barclay District, Strata Plan VIS5896.
- | | | |
|---------|-----------------------|-----|
| R-4.3.3 | Maximum Lot Coverage: | 45% |
|---------|-----------------------|-----|

FOR REFERENCE

R-4.4 Maximum Size (Gross Floor Area):

- R-4.4.1 Principal Building: N/A
- R-4.4.2 Accessory Buildings: 50 m² (535 ft²) combined total

R-4.5 Maximum Height:

- R-4.5.1 Principal Buildings & Structures: 8.5 m (28 ft) or 2 ½ storey
- R-4.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)

R-4.6 Minimum Setbacks:

R-4.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Principal	4.5 m (15 ft)	6 m (20 ft)	1.5 m (5 ft)	2.5 m (8 ft)
(2) Accessory	4.5 m (15 ft)	1.5 m (5 ft)	1.5 m (5 ft)	2.5 m (8 ft)

FOR REFERENCE

- (1) Principal:
 - (a) *Multiple Family Residential*
- (2) Secondary:
 - (a) *Home Occupation*

CD-3A.1.4 The following uses are permitted on Lots 19, 29, 33 & 34, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/Residential", but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal:
 - (a) Office
 - (b) *Retail*
 - (c) *Personal Services*
 - (d) *Daycare Centre*
 - (e) *Commercial Entertainment*
 - (f) *Recreational Services*
 - (g) *Community Use*
- (2) Secondary:
 - (a) *Mixed Commercial/Residential*
 - (b) *Mixed Commercial/Resort Condo*

CD-3A.1.5 The following uses are permitted on Lot A Plan VIP77437, in the area of the CD-3 Zone Plan labeled "Community Care", with no *secondary permitted uses*:

- (1) Principal:
 - (a) *Community Care Facility*
 - (b) *Community Use*
- (2) Secondary: N/A

CD-3A.1.6 The following uses are permitted in the areas of the CD-3 Zone Plan labeled "Park", but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

- (1) Principal
 - (a) *Park*
 - (b) *Public Assembly*
- (2) Secondary

(a) *Outdoor Recreation*

CD-3A.2 Lot Regulations

CD-3A.2.1 Minimum Lot Size:

(1) Single Family Dwelling:

(a) 645 m² (6,940 ft²) for 16 small lots.

(b) 1,450 m² (15,600 ft²) for maximum of 50 lots.

(2) Multiple Family Residential: 4,856 m² (1.2 acres)

(3) Mixed Commercial/Residential: 2,305 m² (24,800 ft²)

(4) Mixed Commercial/Resort Condo: 2,305 m² (24,800 ft²)

CD-3A.2.2 Minimum Lot Frontage:

(1) Single Family Dwelling: 18 m (60 ft)

(2) Duplex Dwelling: 18 m (60 ft)

(3) Multiple Family Residential: 23 m (75 ft)

CD-3A.2.3 Minimum Lot Width: N/A

CD-3A.2.4 Minimum Lot Depth: N/A

CD-3A.3 Density:

CD-3A.3.1 Maximum Number:

(1) Single Family Dwelling: 1 per lot

(2) Duplex Dwelling: 1 per lot

(3) Multiple Family Residential: 20 dwelling units per lot

(4) *Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:

(a) 6 dwelling units on Lot 19, Plan VIP79602

(b) 12 dwelling units on Lot 29, Plan VIP79602

(c) 6 dwelling units on Lot 33, Plan VIP79602

(d) 6 dwelling units on Lot 34, Plan VIP79602

CD-3A.3.2 Maximum Floor Area Ratio:

(1) Single Family Dwelling: 0.50

(2) Duplex Dwelling: 0.50

(3) Multiple Family Residential: 0.70

(4) All other uses 0.50

CD-3A.3.3 Maximum Lot Coverage:

(1) Single Family Dwelling: 35%

FOR REFERENCE

- (2) Duplex Dwelling: 35%
- (3) Multiple Family Residential: 40%
- (4) All other uses: 30%

CD-3A.4 Maximum Size (Gross Floor Area):

CD-3A.4.1 Principal Building:

- (1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:
 - (a) 557.4 m² (6,000 ft²) *gross floor area* combined on Lot 19, Plan VIP79602;
 - (b) 743.2 m² (8,000 ft²) *gross floor area* combined on Lot 29, Plan VIP79602;
 - (c) 557.4 m² (6,000 ft²) *gross floor area* combined on Lot 33, Plan VIP79602;
 - (d) 464.5 m² (5,000 ft²) *gross floor area* combined on Lot 34, Plan VIP79602.
- (2) All other uses: N/A

CD-3A.4.2 Accessory Buildings:

- (1) Single Family Dwelling: 60 m² (645 ft²) combined total per lot
- (2) Duplex Dwelling: 60 m² (645 ft²) combined total per lot
- (3) Multiple Family Residential: 300 m² (3,225 ft²) combined total per lot
- (4) All other uses: 80 m² (861 ft²) combined total per lot

CD-3A.5 Maximum Height:

CD-3A.5.1 Principal Buildings & Structures:

- (1) Single Family Dwelling: 9 m (30 ft) or 2 ½ storey
- (2) Duplex Dwelling: 9 m (30 ft) or 2 ½ storey
- (3) Multiple Family Residential: 11 m (36 ft) or 3 storey
- (4) All other uses: 10 m (33 ft)

CD-3A.5.2 Accessory Buildings & Structures: 5.5 m (18 ft)

CD-3A.6 Minimum Setbacks:

CD-3A.6.1 The following minimum setbacks apply, as measured from the *front lot line, rear lot line and side lot lines(s)*, respectively:

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback

FOR REFERENCE

(August, 2014)

	(a) Front Yard Setback	(b) Rear Yard Setback	(c) Side Yard – Interior Setback	(d) Side Yard – Exterior Setback
(1) Single Family Dwelling – Lots less than 1,450 m ² (15,600 ft ²) in lot area:				
(i) Principal	7.5 m (25 ft)	5 m (16.5 ft)	3 m (10 ft)	5 m (16.5 ft)
(ii) Accessory	7.5 m (25 ft)	5 m (16.5 ft)	5 m (16.5 ft)	5 m (16.5 ft)
(iii) In addition, for principal <i>building</i> , the <i>side yards</i> combined must not be less than 20% of the <i>lot width</i> .				
(iv) In addition, for principal <i>building</i> , 15 m (50 ft) minimum <i>yard setback</i> applies to all <i>lot lines</i> abutting Marine Drive.				
(2) Single Family Dwelling – Lots at least 1,450 m ² (15,600 ft ²)				
(i) Principal	7.5 m (25 ft)	6 m (20 ft)	5 m (16.5 ft)	5 m (16.5 ft)
(ii) Accessory	7.5 m (25 ft)	5 m (16.5 ft)	5 m (16.5 ft)	5 m (16.5 ft)
(iii) In addition, for principal <i>building</i> , the <i>side yards</i> combined must not be less than 20% of the <i>lot width</i> .				
(iv) In addition, for principal <i>building</i> , 15 m (50 ft) minimum <i>yard setback</i> applies to all <i>lot lines</i> abutting Marine Drive.				
(3) Duplex				
(i) Principal	7.5 m (25 ft)	6 m (20 ft)	5 m (16.5 ft)	5 m (16.5 ft)
(ii) Accessory	7.5 m (25 ft)	5 m (16.5 ft)	5 m (16.5 ft)	5 m (16.5 ft)
(iii) In addition, for principal <i>building</i> , the <i>side yards</i> combined must not be less than 20% of the <i>lot width</i> .				
(iv) In addition, for principal <i>building</i> , 15 m (50 ft) minimum <i>yard setback</i> applies to all <i>lot lines</i> abutting Marine Drive.				
(4) Multiple Family Residential:				
(i) Principal	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
(ii) Accessory	7.5 m (25 ft)	5 m (16.5 ft)	5 m (16.5 ft)	5 m (16.5 ft)
(iii) In addition, for principal <i>building</i> , 15 m (50 ft) minimum <i>yard setback</i> applies to all <i>lot lines</i> abutting Marine Drive.				
(5) <i>Community Care Facility, Daycare Centre or Community Use:</i>				
(i) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(ii) Accessory	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(6) All other uses:				
(i) Principal	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(ii) Accessory	8 m (26 ft)	5 m (16.5 ft)	7.5 m (25 ft)	7.5 m (25 ft)
(iii) In addition, 7.5 m minimum <i>yard setback</i> applies to all <i>lot lines</i> abutting a <i>single family dwelling</i> lot, duplex lot or <i>multiple family residential</i> lot.				

DISTRICT OF UCLUELET

Bylaw No. 1188, 2016

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

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

AND WHEREAS the owner of PID: 026-432-331 Lot 29, District Lot 282, Clayoquot District, Plan VIP79602 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") in order to remove the commercial and mixed commercial/ residential uses from the Lands and rezone the lands to R-4 Small Lot Single Family

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

1. The Zoning Bylaw is amended by deleting the Lot "29" reference for the Lands from the short legal descriptions under CD-3A.1. 4 along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

"CD-3A.1.4 The following uses are permitted on Lots 19 and 33, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/ Residential", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) Office
 - (b) *Retail*
 - (c) *Personal Services*
 - (d) *Daycare Centre*
 - (e) *Commercial Entertainment*
 - (f) *Recreational Services*
 - (g) *Community Use*
- (2) Secondary:
 - (a) Mixed Commercial/Residential
 - (b) Mixed Commercial/Resort Condo"

2. Section CD-3A.3(4)(b) of the Zoning Bylaw is amended by deleting the 12 dwelling units assigned to the Lands as the "*Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:" density, and replacing with a parenthetical annotation such that the subsection reads as follows:

"CD-3A.3 Density:
 CD-3A.3.1 Maximum Number:

(1) Single Family Dwelling:	1 per lot
(2) Duplex Dwelling:	1 per lot
(3) Multiple Family Residential:	20 dwelling units per lot

(4) *Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:

- (a) 6 dwelling units on Lot 19, Plan VIP79602
- (b) *[Deleted by Zoning Amendment Bylaw No. 1188, 2016]*
- (c) 6 dwelling units on Lot 33, Plan VIP79602
- (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]"*

3. Section CD-3A.4.1(1)(b) of the Zoning Bylaw is amended by deleting the maximum size (gross floor area) assigned to the Lands, and replacing with a parenthetical annotation such that the subsection reads as follows:

"CD-3A.4 Maximum Size (Gross Floor Area):

CD-3A.4.1 Principal Building:

(1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:

- (a) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 19, Plan VIP79602;
- (b) *[Deleted by Zoning Amendment Bylaw No. 1188, 2016]*
- (c) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 33, Plan VIP79602;
- (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]"*.

4. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly.

5. This bylaw may be cited as "Zoning Amendment Bylaw No. 1188, 2016".

READ A FIRST TIME this 9th day of February, 2016.

READ A SECOND TIME this 9th day of February, 2016.

PUBLIC HEARING held this XXth day of XXX, 2016.

READ A THIRD TIME this XXth day of XXX, 2016.

ADOPTED this XX day of XXX, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1188, 2016."

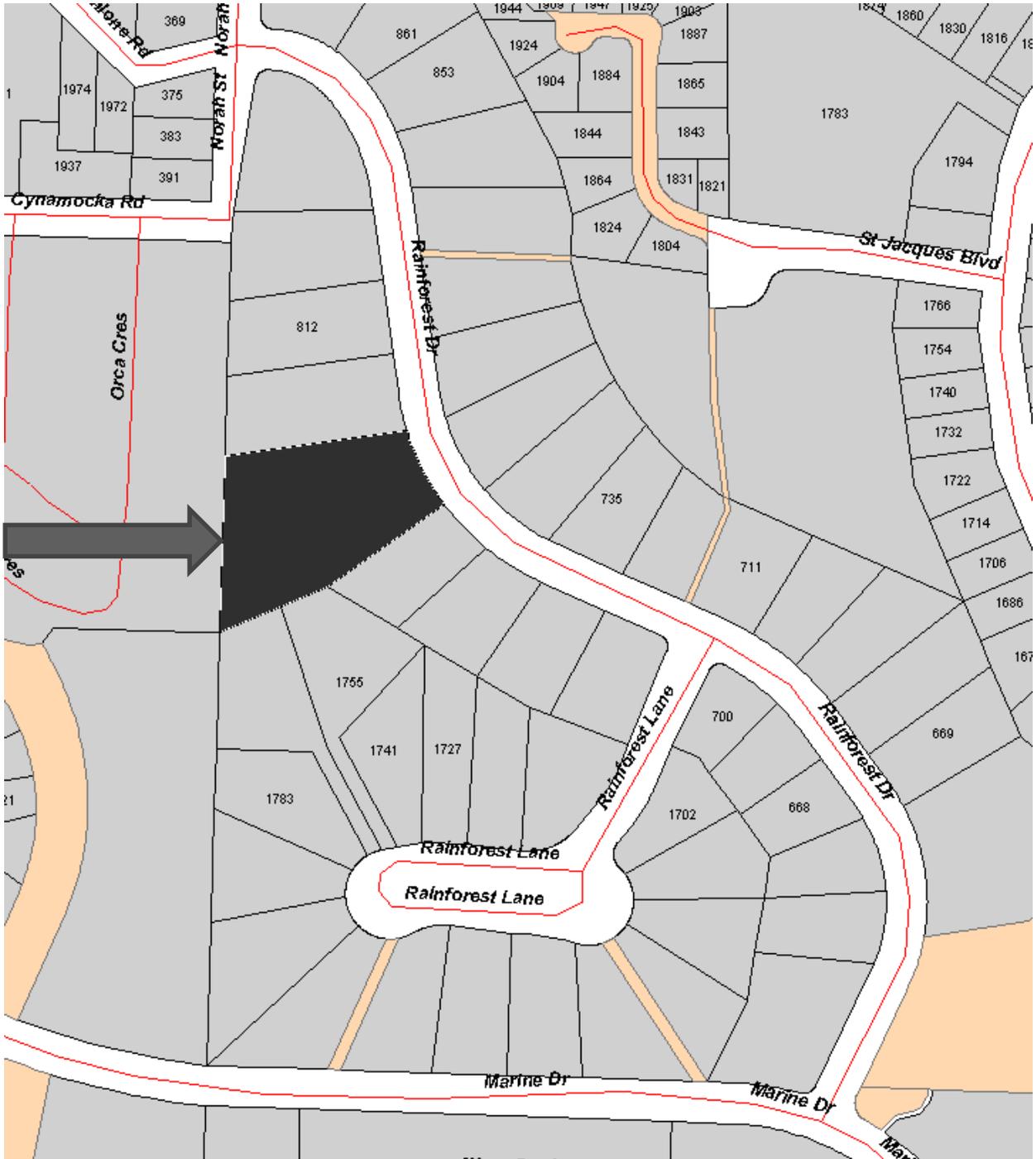
Mayor
Dianne St. Jacques

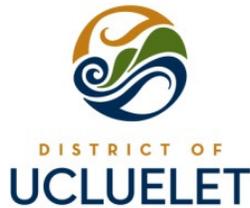
CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw 1188, 2016





STAFF REPORT TO COUNCIL

Council Meeting: March 8th, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1 **FILE NO:** 3360-20 **FOLIO:** 127.099 **REF:** RZ16-03

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW NO. 1160, 2013 BY REMOVING LOT: 50, PLAN: VIP79602, DISTRICT: 09, FROM SECTION CD-3A.1.4 AND PLACE IT IN GH – SMALL LOT SINGLE FAMILY RESIDENTIAL

ATTACHMENT(S): APPENDIX A - REZONING APPLICATION SUBMISSION

RECOMMENDATION(S):

THAT Council considers approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1191, 2016 be given First and Second Reading and advanced to a Public Hearing;

OR

2. **THAT** the rezoning application associated with Zoning Amendment Bylaw No. 1191, 2016 be considered and determined not to proceed further.

PURPOSE:

To provide Council with information with respect to an application to rezone Lot 50, Plan VIP79602 from CD-3 Zone – Rainforest, Multiple Family Residential to GH Zone - Guest House.

BACKGROUND:

In 2004/2005, a large 50 lot development locally known as the Rainforest Estates was created. It consisted of primarily single family dwellings with three larger mixed commercial/residential/resort condo lots, two large multifamily lots (one of which is the subject lot) and a community care facility. None of the mixed commercial, residential, resort condo lots or large multifamily lots have been developed and approximately 50% of the single family residential lots still remain to be developed. Phase I of the care facility has been completed and the area's two designated park lots are not developed at this time.

The last few years have seen the greatest rate of single family dwelling build-out due to the lower land costs in the area. The subject site (Figure 1) is zoned "CD-3A - Multiple Family Residential" which supports a principle use of Multi Family Residential. Staff have noted the subject lot as being a very problematic lot to develop as it has an identified stream with two small tributaries located within its boundaries. Section 306.2 of Ucluelet Zoning Bylaw indicates a 30m setback to the natural boundary of any other natural watercourse:

306.2 In addition to minimum setback requirements of other parts of this Bylaw:

(1) No building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged within

(b) 30 m (98.5 ft) of the natural boundary of any other natural watercourse or source of water supply,

This 30m setback fully applies and makes the subject lot practically unbuildable. The 30m setback can be varied by a DVP or BOV with an environment assessment by a qualified environment professional (QEP) in accordance with Riparian Area Regulation (RAR). The applicant has supplied a 2015 QEP assessment report (Appendix A) which indicated a water course setback to 10m. It should be noted that this report was not based on a development and that any future development will need to address its specific impact into the 30m riparian area. Considering the proposed 10m setback, the buildable area is still severely reduced (Figure 2). The Applicant has submitted an application to rezone the subject lot GH Guest House in an attempt to work with the site's topography and environmental considerations.

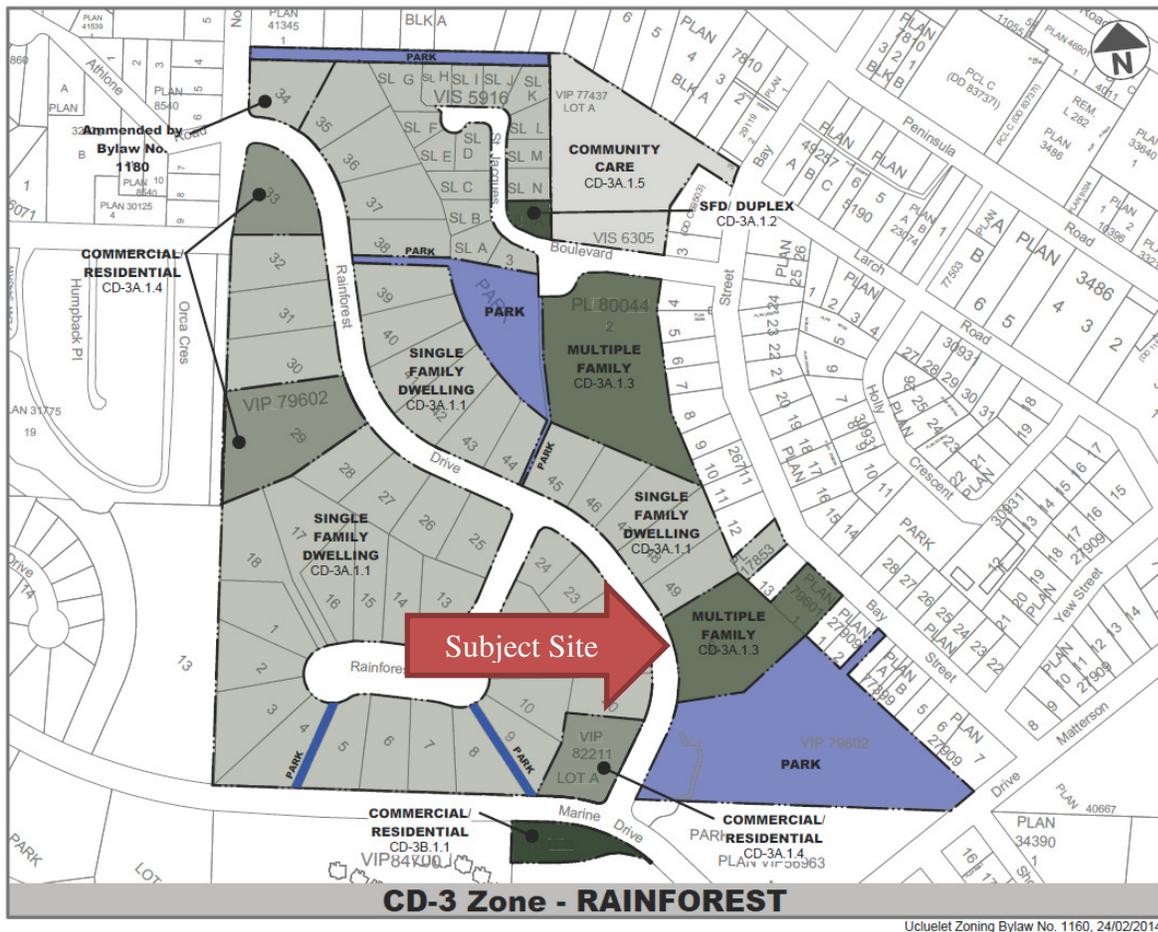


Figure 1

ANALYSIS:

This Lot was part of a large 2004/2005 development which considered density, appropriate use of parks and park contributions, affordable housing and amenities. The current title to the property does not indicate a Master Development Agreement (MDA) or long term development covenants that would affect the land uses. Planning Staff have broken down the analysis as follows:

OCP

The Official Community Plan (OCP) supports the rezoning to the GH zone s follows:

The Affordable housing section of the OCP

8. Use comprehensive development zoning to promote rental housing development and accommodate special needs housing development, Guest House accommodation, and the provision of housing for seasonal workers;

The Commercial aspect of Guest Houses within CD zones are supported in the commercial development section of the OCP:

3. Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, bed and breakfasts, vacation rentals and Guest Houses;

The subject lot lies within the Comprehensive Development designation in the OCP's proposed land use designations map. This designation for the most part directs future growth of large undeveloped sections of Ucluelet. That being said, the Guest House use is a contemplated supported use within the Comprehensive Development designation.

Current Zoning

The subject property is currently zoned CD-3A and is part of a 2004 comprehensive development that included the Rainforest Estates subdivision, the St. Jacques subdivision, the Seaview Seniors Center and the skate park . The zoning regulations that are specific to lot 50 are as follows:

- *CD-3A.1.3 The following uses are permitted on Lot 50, Plan VIP79602 and Lot 2, Plan VIP8044, in the areas of the CD-3 Zone Plan labeled "Multiple Family", but secondary permitted uses are only permitted in conjunction with a principal permitted use:
(1) Principal:
 (a) Multiple Family Residential
(2) Secondary:
 (a) Home Occupation*
- *CD-3A.3 Density: [As amended by Bylaw 1180]
CD-3A.3.1 Maximum Number:
(1) Single Family Dwelling: 1 per lot
(2) Duplex Dwelling: 1 per lot
(3) Multiple Family Residential: 20 dwelling units per lot*
- *CD-3A.3.2 Maximum Floor Area Ratio:
(3) Multiple Family Residential: 0.70*
- *CD-3A.3.3 Maximum Lot Coverage:
(3) Multiple Family Residential: 40%*

With Multiple Family Residential being defined as follows:

“Multiple Family Residential” (or “MFR”) means a building, or group of buildings on the same lot, each containing three or more dwelling units, for residential use only and specifically excluding commercial tourist accommodation, on a lot which includes unless otherwise specified in a particular Zone;

The defining zoning element to the subject lot is the 30m Water Course Setback. The subject site’s allowable 20 unit density, the maximum Floor Area Ratio, the maximum Lot Coverage and the defined minimum of three multifamily units per building will be difficult to achieve even after a variance allowed with the support of a QEP.

Proposed Zoning

The applicant is proposing the subject lot be rezoned to GH - Guest House zone. This Zone is intended to facilitate a single family dwelling with accessory use of guest room and guest cabins as defined in Ucluelet’s Zoning Bylaw:

GH.1.1 The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- *GH.1 Permitted Uses:*

(1) Principal:

(a) Single Family Dwelling

(b) Guest House

(2) Secondary:

(a) Guest Cottage

- *GH.3.1 Maximum Density:*

(1) 1 single family dwelling per lot or 1 guest house per lot, the latter with up to:

(a) 4 guest rooms if lot area between 2,000 m² and 4,000 m², or

(b) 6 guest rooms if lot area exceeds 4,000 m² (1 acre); plus

(2) 2 guest cottages per lot if lot area between 2,000 m² and 4,000 m², or

(3) 4 guest cottages per lot if lot area exceeds 4,000 m² (1 acre).

- *GH.3.2 Maximum Lot Coverage: 40%*

With the Subject lot area at 6306m² (67879ft²), maximum Density and Lot Coverage will be difficult to achieve and the lot would support four 400ft² cottages. The change in zoning will not dramatically change the setbacks of the property.



Figure 2

Affordable Housing

Considering the problematic development of a multiple family building on this lot it is doubtful that the property could have been used for its proposed use. Staff suggested to the applicant that we work together to create a tiny house zoning specific to this site. The applicant did not want to develop in that direction and wanted to continue to rezone to a Guest House use.

Neighbourhood Impact and Continuity

The impact of this zoning change is it will reduce the potential impact of development and maintain the proposed continuity planned for the neighbourhood.

Amenity Contributions

In the original 2004 Comprehensive Development, the density bonusing framework was based on a 10% parkland dedication, amenity contribution, provided in the form of public recreational amenities, open space and green space.

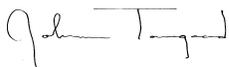
1. A "tot" park worth approx. \$20,000.00;
2. A skateboard park and associated parking area worth approx. \$200,000.00;
3. The rebuilding and reconstruction of the Big Beach Trail from Bay Street to Marine Drive and dedication of a public right-of-way from Bay Street to Big Beach (Big Beach Trail) worth approx. \$25,000.00;
4. The construction 1,500 metres of Trail within District right-of-ways (1,500 metres at \$80/m) valued at \$120,000.00;
5. The donation of a 7,100 ft² lot to the District of Ucluelet for a daycare centre and the dedication of an additional 4.12 acres of parkland on DL 282. (\$50,589.00);
6. The construction of a basketball court worth approx. \$55,000.00;
7. A \$100,000.00 monetary contribution to the District of Ucluelet payable at the time of the completion of subdivision of DL 282 (2004);

All amenities from the original 2004 development have been provided, and continue to form an integral part of the community. Planning Staff consider this rezoning a direct downzoning and reduction of density. Planning staff consider that the development of this lot with the stream and small building area will not leave room for amenity contributions above and beyond the development cost charges collected at time of building permit.

SUMMARY:

Staff have met with the applicant/owner over the past few months. The removal of the multiple family residential zoning from the subject lot and placing it in the Guest House zoning is a creative way to overcome the topographical and environment considerations of the subject site. The loss of a potential Multifamily Residential lot is mitigated by the existing multifamily lots available in the area and the potential for other lots to come on the market if a pressure for that type of housing occurs. The proposed use is supported by the OPC and the Guest House use will benefit from the site's location as it will take advantage of the Wild Pacific Trail and Big Beach Park.

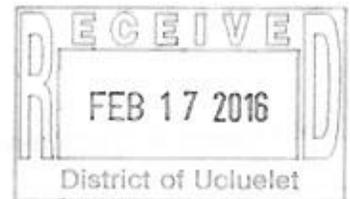
Respectfully submitted:



John Towgood, Planner 1

APPENDIX A

February 15, 2016



John Harkin
Po box 525
Ucluelet , BC
V0R 3A0

District of Ucluelet
Planning dept.
John Towgood
Po box 999
Ucluelet , BC
V0R3A0

Dear John

This letter is to inform you that I am applying to rezone my property lot 50 , district lot 282, clayoquot district , plan VIP79602 to "GUEST HOUSE" zoning. I plan on building all structures in a Green/ environmental way as to preserve the natural landscape as best I can.

Enclosed is my application , fee , title , and environmental assessment.

If you have any questions please call me 250-266-0474.

I am looking forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "John Harkin".

John Harkin

Riparian Areas Regulation: Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

Date July 29, 2015

I. Primary QEP Information

First Name	Ann	Middle Name	Marie
Last Name	Matteson		
Designation	R.P.Bio.	Company	ENKON Environmental Ltd.
Registration #	2190	Email	amatteson@env.enkon.com
Address	#200 – 3351 Douglas Street		
City	Victoria	Postal/Zip	V8Z 3L4
Prov/state	B.C.	Country	Canada
		Phone #	250-480-7103

II. Secondary QEP Information (use Form 2 for other QEPs)

First Name		Middle Name	
Last Name			
Designation		Company	
Registration #		Email	
Address			
City		Postal/Zip	
Prov/state		Country	
		Phone #	

III. Developer Information

First Name	Peter	Middle Name	
Last Name	Wilson		
Company	G & F Financial Group		
Phone #	604-549-5369	Email	pwilson@gffg.com
Address	7971 Westminster Highway		
City	Richmond	Postal/Zip	V6X 1A4
Prov/state	BC	Country	Canada

IV. Development Information

Development Type			
Area of Development (ha)		Riparian Length (m)	
Lot Area (ha)		Nature of Development	New
Proposed Start Date		Proposed End Date	

V. Location of Proposed Development

Street Address (or nearest town)	Lot #50 Rainforest Drive		
Local Government	District of Ucluelet	City	Ucluelet
Stream Name	Unnamed Creek		
Legal Description (PID)	026-432-544	Region	Vancouver Island
Stream/River Type	Stream	DFO Area	South Coast
Watershed Code			
Latitude	48° 56' 22"	Longitude	125° 33' 4"

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Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

Environmental Setting

G & F Financial Group is currently working to understand the development limitations of the property located at Lot #50 Rainforest Drive in the District of Ucluelet. The lot is currently on sale and is not ideally marketable without better understanding of limitations of development due to the presence of watercourses.

ENKON Environmental Ltd. was retained to conduct a Riparian Areas Regulation Assessment of the lot to mark the high water make and to take channel measurements to be able to determine appropriate setbacks. ENKON visited the site on July 8, 2015 to conduct the survey.

There were three watercourses noted on the site. The mainstem watercourse had been previously identified on the property however had never been formally surveyed. This watercourse crosses under Bay Street in a culvert where it then flows along the northwestern side of 1648 Bay street before entering into the subject lot along the northeastern parcel boundary. This watercourse flows in a southerly direction as it bisects the subject lot.

Two small tributaries to the mainstem, Unnamed Creek, were noted while traversing the site. Tributary #1 appears to originate from an undeveloped property to the west of the subject lot. Water from this site flows into a manmade channel that flows in a southeasterly direction along the edge of Rainforest Drive. This channel then discharges into the subject lot where it flows for a short distance, in an easterly direction, before connecting with the mainstem. This tributary is piped underneath the sidewalk before discharging onto the subject lot. This watercourse is assumed to be a channelized stream rather than a ditch as it originates from an undeveloped forested lot.

Tributary #2 also flows in an easterly direction across the subject lot. It enters the site along the western parcel boundary view four small culverts installed by the property owner at Lot #49. It appears that this was a previously unmapped watercourse that flows from adjacent parcels across Lot #49 and onto the subject lot.

All aquatic features noted were subject to Riparian Areas Regulation (RAR) assessments as they flow into a watercourse downstream of the site that is known to contain fish. The high water mark was marked using wire whip flags and surveyed in July of 2015.

Fisheries Resources

There are no FISS (2015) records for the Unnamed Creek or either of its tributaries.

Proposed Development

At this time there is no development formally planned for this property and G & F Financial are currently assessing the site to determine limitations for development to present to potential buyers.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Current Conditions

Currently this site is entirely vegetated and no development has occurred on the site. During the construction of the subdivision a sidewalk was installed along the frontage of the property and utilities and infrastructure have been installed to the property boundary. Riparian vegetation on the site consists of western redcedar, western hemlock, red alder, Pacific crab apple, Pacific willow, creeping buttercup, thimbleberry, evergreen huckleberry, red huckleberry, three-leaved foamflower, piggyback plant, salmonberry, St. John's-wort, Indian hellebore, salal, licorice fern, clasping twistedstalk, lady fern, Pacific water-parsley, slough sedge, skunk cabbage, giant horsetail, deer fern, bunchberry, false lily-of-the-valley, stepmoss, lanky moss, glass moss, palm tree moss, Oregon-beaked moss and shiny liverwort.

2. Results of Detailed Riparian Assessment

Refer to Chapter 3 of Assessment Methodology

Date: July 29, 2015

Description of Water bodies involved (number, type)

Unnamed Creek

Stream	1
Wetland	
Lake	
Ditch	
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)		Gradient (%)	I, <u>Ann Matteson</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
starting point	1.50	1.5	
downstream	1.25		
	0.95		
	1.80	2.0	
	1.00		
	1.00	2.0	
	2.85 X		
	1.35		
	0.85 X		
	1.50		
upstream	1.25		
Total: minus high /low	11.60		
mean	1.29	1.83	
	R/P	C/P	S/P
Channel Type	X		

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons		x	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes
			I, <u>Ann Matteson</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
Polygon No:	1		Method employed if other than TR
	LC	SH	TR
SPVT Type			x
Polygon No:			Method employed if other than TR
	LC	SH	TR
SPVT Type			

Polygon No: <input style="width: 50px;" type="text"/> SPVT Type: <input style="width: 50px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/> Method employed if other than TR: <input style="width: 100%; height: 20px;" type="text"/>
---	--

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No: 1 If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) 10

Litter fall and insect drop ZOS (m) 10

Shade ZOS (m) max 2.4 South bank Yes X No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10 (For ditch use table3-7)

Segment No: 2 If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) 10

Litter fall and insect drop ZOS (m) 10

Shade ZOS (m) max 2.4 South bank Yes No X

SPEA maximum 10 (For ditch use table3-7)

Segment No: If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m)

Litter fall and insect drop ZOS (m)

Shade ZOS (m) max South bank Yes No

SPEA maximum (For ditch use table3-7)

I, Ann Matteson, hereby certify that:
 e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
 f) I am qualified to carry out this part of the assessment of the development proposal made by the developer G&F Financial;
 g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Comments

Segment 1 is right bank, Segment 2 is left bank

SPEA location to be measured horizontally from flagged high water mark and marked with stakes for clear delineation of the setback.

2. Results of Detailed Riparian Assessment

Refer to Chapter 3 of Assessment Methodology

Date: July 29, 2015

Description of Water bodies involved (number, type)

Tributary #2

Stream	1
Wetland	
Lake	
Ditch	
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)		Gradient (%)		
starting point	3.6	X	I, <u>Ann Matteson</u> , hereby certify that: i) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; j) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u> ; k) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and l) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.	
upstream	0.80			
	0.60			
	0.40	1.5		
	0.70			
	1.30			
	0.80	1.5		
	0.75			
	0.35	X		
downstream	0.65			
Total: minus high /low	6.50			
mean	0.72	1.5		
	R/P	C/P		S/P
Channel Type	X			

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons	<input type="checkbox"/>	<input type="checkbox"/>	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>Ann Matteson</u> , hereby certify that: i) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; j) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u> ; k) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and l) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
Polygon No:	<input style="width: 50px;" type="text"/>		Method employed if other than TR
SPVT Type	LC	SH	TR
SPVT Type	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>
Polygon No:	<input style="width: 50px;" type="text"/>		Method employed if other than TR
SPVT Type	LC	SH	TR
SPVT Type	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Polygon No:	<input type="text"/>	Method employed if other than TR
SPVT Type	<input type="text"/>	

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons				
LWD, Bank and Channel Stability ZOS (m)	10					
Litter fall and insect drop ZOS (m)	10					
Shade ZOS (m) max	2.16	South bank	Yes	X	No	
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)					
Ditch Fish Bearing	Yes	No	If non-fish bearing insert no fish bearing status report			
SPEA maximum	10	(For ditch use table3-7)				

Segment No:	2	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons				
LWD, Bank and Channel Stability ZOS (m)	10					
Litter fall and insect drop ZOS (m)	10					
Shade ZOS (m) max	2.16	South bank	Yes		No	
SPEA maximum	10	(For ditch use table3-7)				

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons				
LWD, Bank and Channel Stability ZOS (m)						
Litter fall and insect drop ZOS (m)						
Shade ZOS (m) max		South bank	Yes		No	
SPEA maximum		(For ditch use table3-7)				

I, Ann Matteson, hereby certify that:

- i) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- j) I am qualified to carry out this part of the assessment of the development proposal made by the developer G&F Financial;
- k) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- l) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

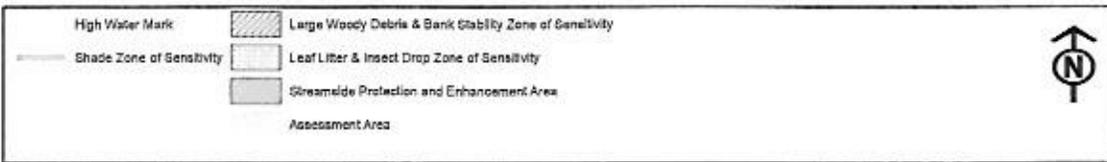
Comments

Segment 1 is right bank, Segment 2 is left bank

SPEA location to be measured horizontally from flagged high water mark and marked with stakes for clear delineation of the setback.



Imagery ©2015 DigitalGlobe, Map data ©2015 Google



Rainforest Drive Riparian Area Assessment	
Figure #1	08/06/2015
Map Projection: UTM NAD83 10N	
Rainforest@fnd.mxd	

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

5. Encroachment	There are no encroachments into the SPEA as part of this proposal. If there are changes to the development plan then the development will be sited to prevent encroachment into the SPEA and the development plan will include mitigative measures to prevent encroachment during all construction and post construction phases.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
6. Sediment and Erosion Control	There are no land clearing activities as part of this proposal and as such a sediment and erosion control plan has not been prepared. If there are changes to the development plan then a site specific sediment and erosion control plan will be prepared to protect the SPEA from construction and post construction phases.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
7. Stormwater Management	There are no building plans and land clearing activities as part of this proposal and as such stormwater management has not been considered. If there are changes to the development plan then a site specific stormwater management plan will be prepared to protect the SPEA and watercourses.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
8. Floodplain Concerns (highly mobile channel)	Floodplain issues are not a concern at this site.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	

Section 4. Measures to Protect and Maintain the SPEA

1. Danger Trees	There are no trees that will require removal as part of this proposal and as such a danger tree assessment was not conducted. If there are changes to the development plan that will require removal of trees then an assessment must be conducted by a forester and appended to this report.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>m) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>n) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>o) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
2. Windthrow	There are no trees that will require removal as part of this proposal and as such a windthrow assessment was not conducted. If there are changes to the development plan that will require removal of trees then an assessment must be conducted by a forester and appended to this report. A detailed prescription may be created that outlines trees that may need spiral pruning or further areas recommended for tree protection to protect all trees within the SPEA.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
3. Slope Stability	There are no land clearing or grading activities as part of this proposal and as such a slope stability assessment was not conducted. If there are changes to the development plan that will require re-grading of soils then an assessment must be conducted by a geotechnical engineer and appended to this report.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
4. Protection of Trees	There are no land clearing activities as part of this proposal. If there are changes to the development plan then a detailed tree protection plan will be prepared to protect all trees within the SPEA.
<p>I, <u>Ann Matteson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>G&F Financial</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	

Section 5. Environmental Monitoring

As there are no construction activities associated with this proposal there are no requirements for environmental monitoring. If the development plan changes then there will be a requirement for environmental monitoring of the construction with a sign off report due within 6 weeks at the conclusion of construction.

Section 6. Photos



Photograph 1 – View of channel conditions within mainstem.



Photograph 2 – View of typical riparian conditions with thick vegetation overhanging the channels.



Photograph 3 – View of channel conditions within Tributary 1.



Photograph 4 – View of culvert outlet into Tributary 1.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photograph 5 – View of culvert outlets into Tributary 2 from adjacent property.



Photograph 6 – View of typical channel conditions within Tributary 2.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 7. Professional Opinion

Assessment Report Professional Opinion on the Development Proposal's riparian area.

Date

1. I/We,

Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer, which proposal is described in section 3 of this Assessment Report (the "development proposal");
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a) if the development is implemented as proposed by the development proposal there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed, **OR**
(Note: include local government flex letter, DFO Letter of Advice, or description of how DFO local variance protocol is being addressed)

- b) if the streamside protection and enhancement areas identified in this Assessment Report are protected from the development proposed by the development proposal and the measures identified in this Assessment Report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed.

DISTRICT OF UCLUELET**Bylaw No. 1191, 2016**

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

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the owner of Lot 50, District 09, District Lot 282, Clayoquot District, Plan VIP79602 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") in order to remove the multiple family residential uses from the Lands and rezone the lands to GH Guest House;

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

1. The Zoning Bylaw is amended by deleting the Lot "50" reference for the Lands from the short legal descriptions under CD-3A.1.3 along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

CD-3A.1.3 The following uses are permitted on Lot 2, Plan VIP8044, in the areas of the CD-3 Zone Plan labeled "Multiple Family", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) Multiple Family Residential
- (2) Secondary:
 - (a) Home Occupation

2. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly.
3. This bylaw may be cited as "Zoning Amendment Bylaw No. 1191, 2016".

READ A FIRST TIME this XXth day of XXX, 2016.

READ A SECOND TIME this XXth day of XXX, 2016.

PUBLIC HEARING held this XXth day of XXX, 2016.

READ A THIRD TIME this XXth day of XXX, 2016.

ADOPTED this XX day of XXX, 2016.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1191, 2016.”

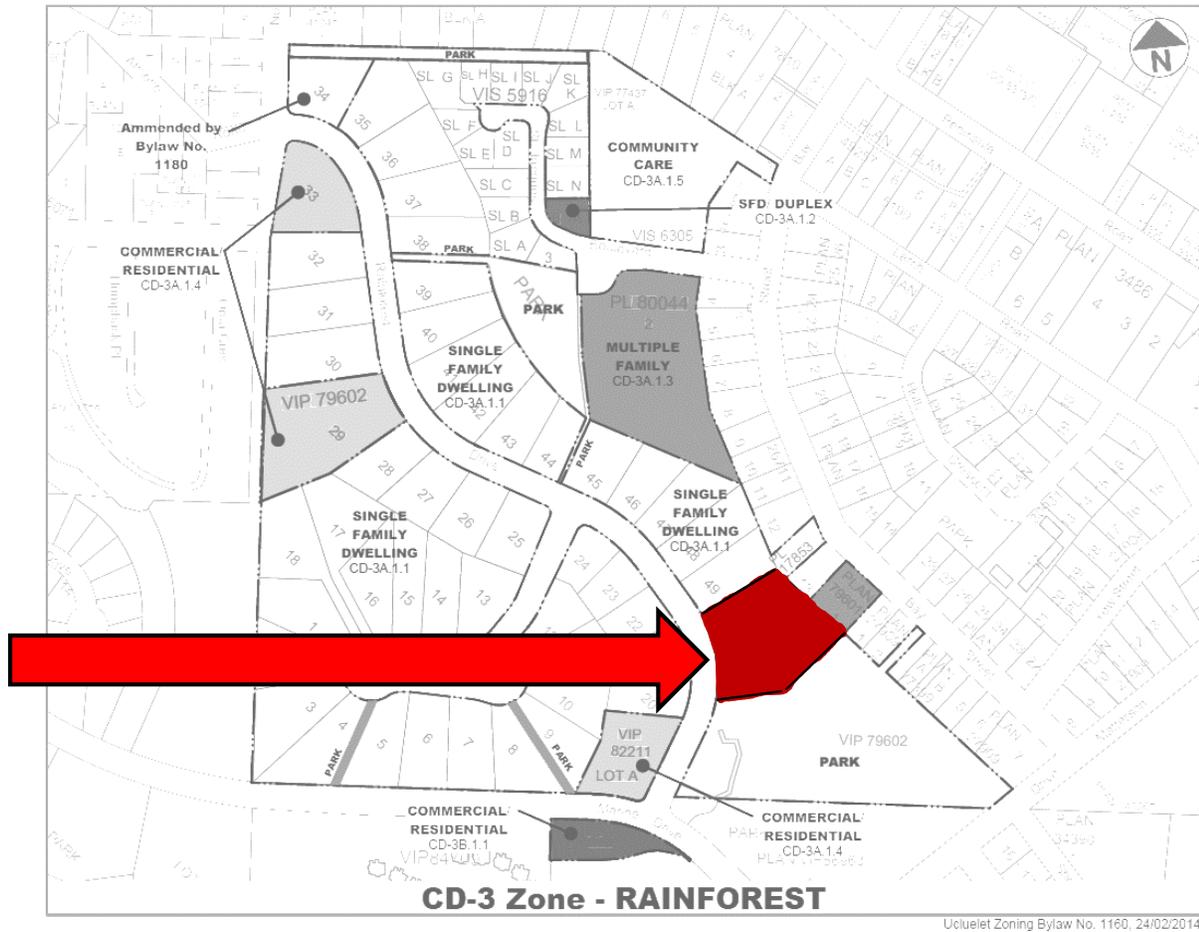
Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE "A"
Bylaw 1191, 2016





STAFF REPORT TO COUNCIL

Council Meeting: March 8, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3360-20 **FOLIO:** 181.150 **REF:** RZ16-02

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW NO. 1160, 2013 BY REMOVING LOT: 5, PLAN: VIP76227
DISTRICT: 09 FROM SECTION CD-1 AND PLACE IT IN VR-1 – VACATION RENTAL

ATTACHMENT(S): APPENDIX A - REZONING APPLICATION SUBMISSION

RECOMMENDATION(S):

1. **THAT** Council considers approval of the following:
 - a. **THAT** Zoning Amendment Bylaw No. 1190, 2016 be given First and Second Reading and be advanced to a Public Hearing; **and**
 - b. **THAT** the Development Variance Permit contained within the body of this report be referred to a Public Hearing;

OR

2. **THAT** the rezoning application associated with Zoning Amendment Bylaw No. 1190, 2016 be considered and determined not to proceed further.

PURPOSE:

To provide Council with information with respect to an application to rezone Lot 5, Plan V IP76227 (the subject site) from CD-1 Single Family Dwelling to VR-1 Vacation Rental.



Figure 1

BACKGROUND:

In 2000/2003, a large development locally known as the Forbes Road Eco Industrial Park was created. It consisted of primarily mixed industrial lots but also contained a number of single family dwelling lots located on the east side of Pacific Crescent (See Figure 1). The development was put in the first Comprehensive Development zone (CD-1). An application has been received to remove the subject lot from the CD-1 zone (Single Family Dwelling use) and place it in the VR-1 Vacation Rental zone.

ANALYSIS:

Official Community Plan (OCP)

The proposed land use designation for this property is Residential-Single Family. The change from CD-1 Single Family Dwelling to VR-1 does not change the land use designation. The principle VR-1 land use is Single Family dwelling with the Vacation Rental (VR) use being a secondary use to the principle use. Under Residential, Section 3.5 (i) (5), the OCP encourages VR's as an alternative development form:

5. Permit secondary suites in single-family dwellings with sufficient off-street parking. Permit Vacation rentals as an alternative development form;

Commercial Development, Section 3.6 (3), encourages locally owned small businesses, including those oriented to vacation rentals:

3. Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, bed and breakfasts, vacation rentals and guest houses;

Zoning

The VR-1 zone is very comparative to the current zone with the noteworthy exceptions of the addition of the secondary permitted use VR-1 and the removal of the B&B use. The applicant also met with staff several times to review the Zoning Bylaw requirements, such as the provision of off street parking, site requirements, and building setbacks. The applicant has taken care to ensure that the renovation of the lower suite into a vacation rental unit will meet the current Building Code and Building Bylaw regulations. A pre-site meeting and inspection with District Staff confirmed that exiting, fire separations and other building code/bylaw requirements could be met. The proposed vacation rental does not require major renovation. There are no exterior additions or outside construction needed for this accessory use to be provided in the home. The applicant has located the required parking for the proposed VR-1 use in the submitted application package (Appendix A).

Staff have noted that the existing front deck and side yard deck of the subject property are currently non-conforming and would still be non-conforming within the VR-1 zoning. Although it is not required to issue a variance permit for these non-conformities to complete this rezoning, Planning Staff consider it important to recognize these non-conformities as part of this process. A Development Variance Permit, made concurrently with this rezoning application, will be considered with recommendations tied to the subject proposal in the Third Reading Report of the Rezoning and as a separate recommendation to the rezoning. The following are the proposed variances:

1. A front yard setback of 4.3m (14.1') for the furthest post of an existing deck, where section VR-1.6.1 (1) (a) of the Zoning Bylaw specifies a minimum setback of 7.5m (25ft).
2. A side yard north deck, where section VR-1.6.1 (1) (c) of the Zoning Bylaw specifies a minimum setback of 1.5m (5ft).



Figure 2

Affordable Housing

It should be noted that the conversion of secondary suites to VR-1 use erodes an affordable element to Ucluelet's housing inventory. A vacation rental suite can still be used as a secondary suite within VR-1 but the owner has the opportunity to rent nightly and take that unit out of the rental housing inventory. As accommodation levels fluctuate, times of strong accommodation pressure would be accompanied by a high demand of affordable rental housing. The owners would generally choose the most profitable course, which would be the Vacation rental use. A reflection of this is the current acute need for affordable rental housing within Ucluelet and the Region.

SUMMARY:

While a VR-1 use can be a more appropriate accommodation model for property owners who do not wish to have full time renters, the rezoning of this property to VR-1 has the potential to remove a secondary suite unit as an affordable housing option. As the vacation rental use is being proposed within an existing secondary suite and there are no exterior additions or outside construction proposed, there should be minimal impact to the surrounding neighbourhood by the proposed change in zoning.

Respectfully submitted:

John Towgood, Planner 1

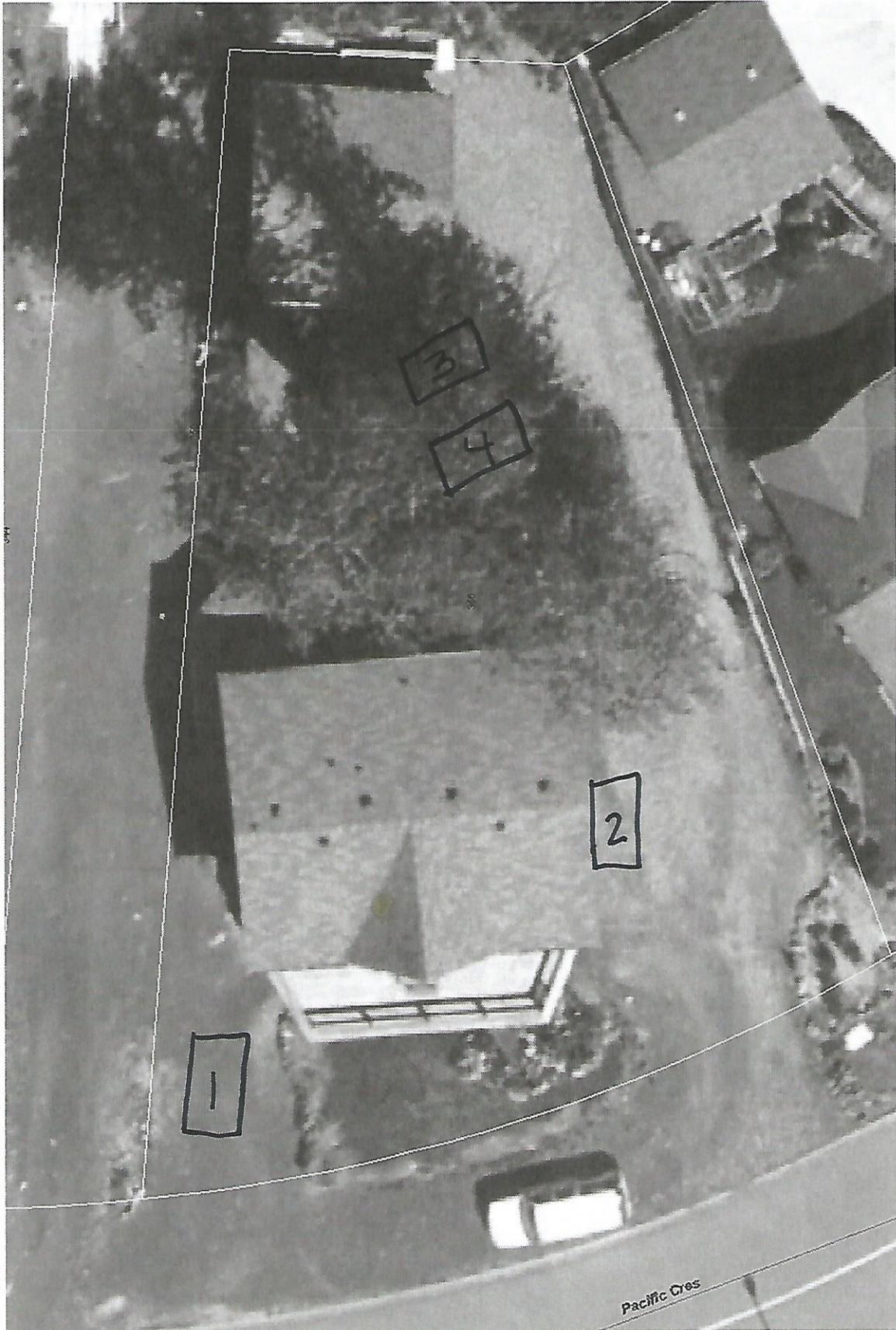
Jan. 19/16

We are applying to rezone our property from R1 to V1R.

The unit will be located in the two bedroom basement suite of our home, it is fully self contained and is less than 40% of our square footage. Our property affords plenty of parking and has a great view over Tugwell Field.

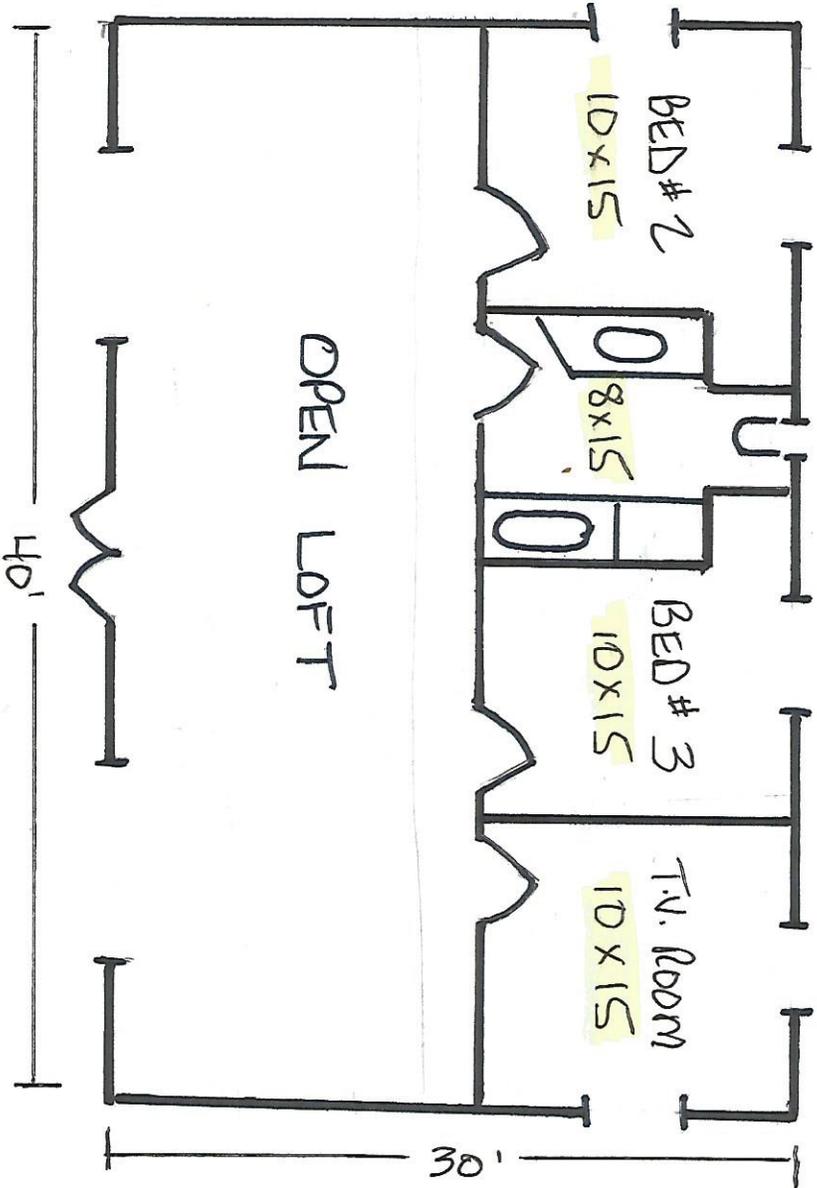
My husband and I will be occupying the main unit of our home year round.

Thank you
Terri Wilde



TOP FLOOR

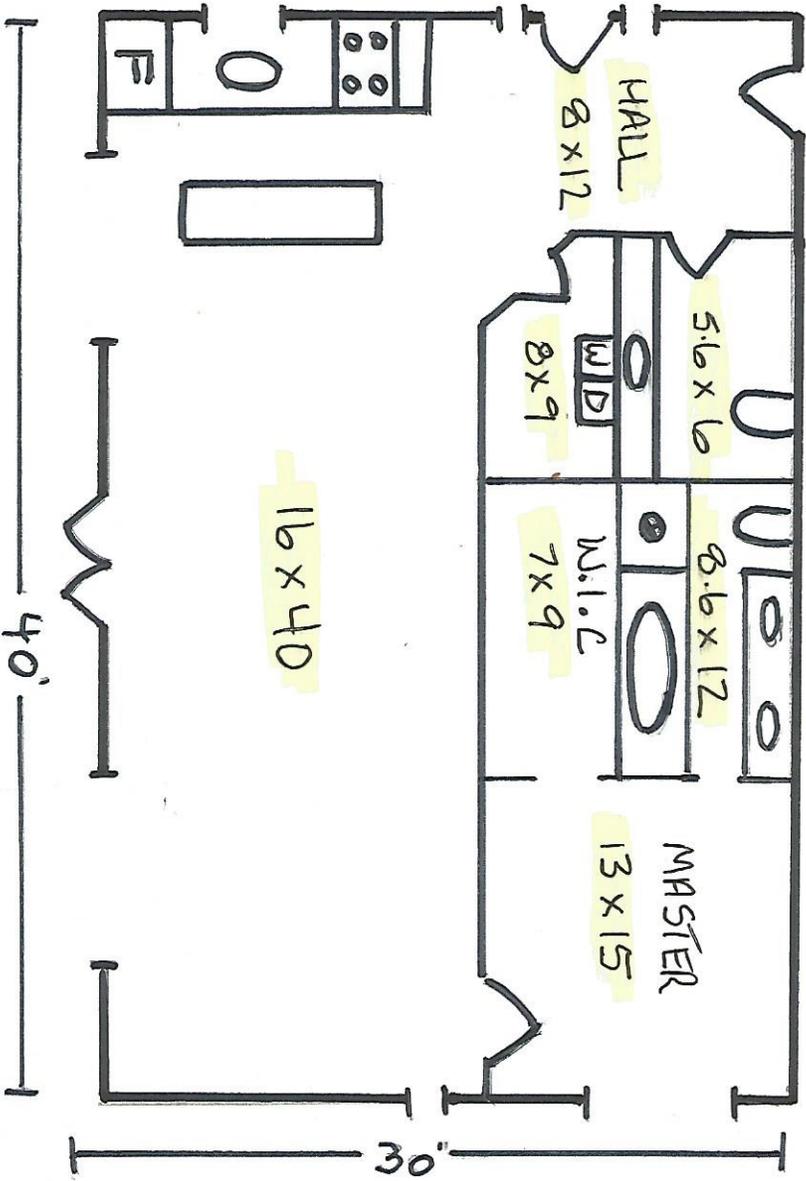
570 B



600

MAIN FLOOR

1240 FS

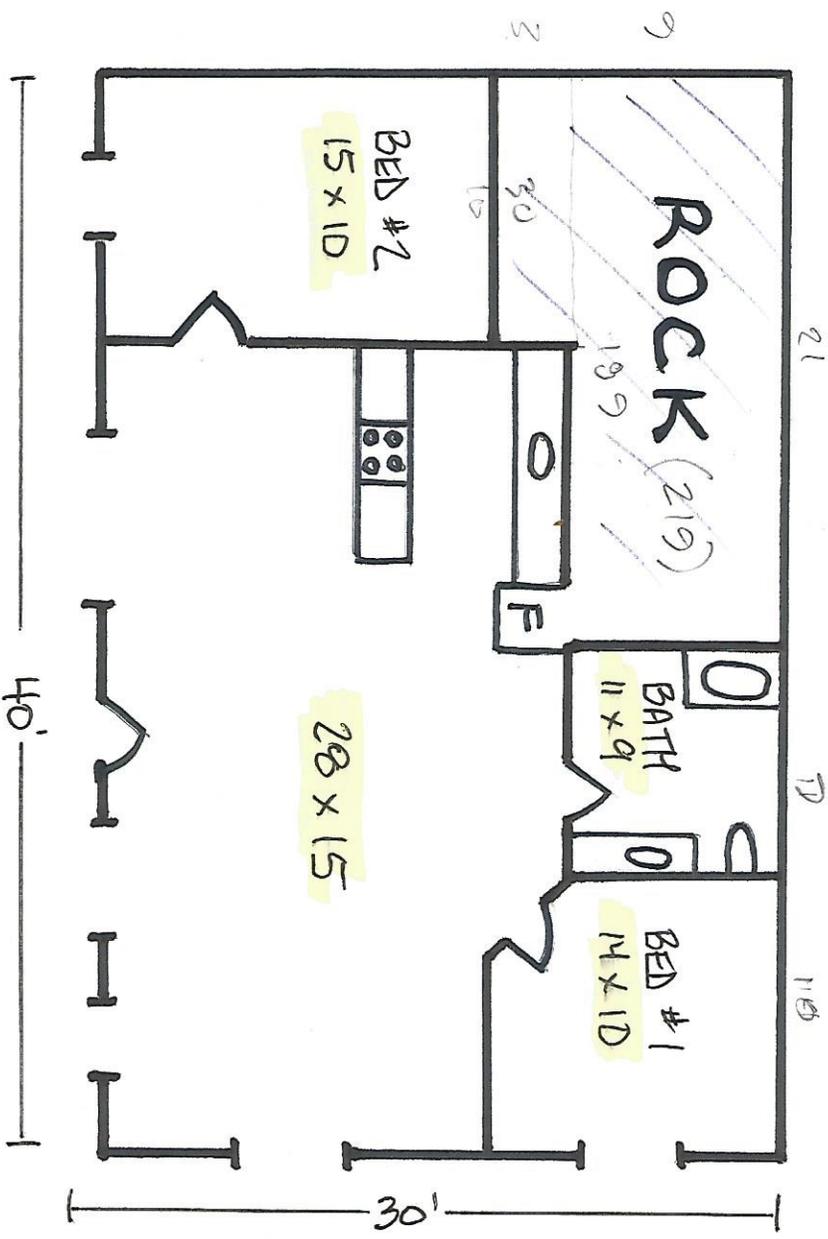


1200

V/R UNIT

BASEMENT

810 sq 981



1200

House = 2781'²
40% = 1112'²

DISTRICT OF UCLUELET**Bylaw No. 1190, 2016**

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

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

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

1. THAT the property with legal description of P.I.D. 025-814-460, Lot 5, Plan VIP76227, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from CD-1 Single Family Residential to VR-1 Vacation Rental, Single Family Dwelling and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

READ A FIRST TIME this ** day of ****, 2016.

READ A SECOND TIME this ** day of ****, 2016.

PUBLIC HEARING held this ** day of ****, 2016.

READ A THIRD TIME this ** day of ****, 2016.

ADOPTED this ** day of ****, 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1190, 2016."

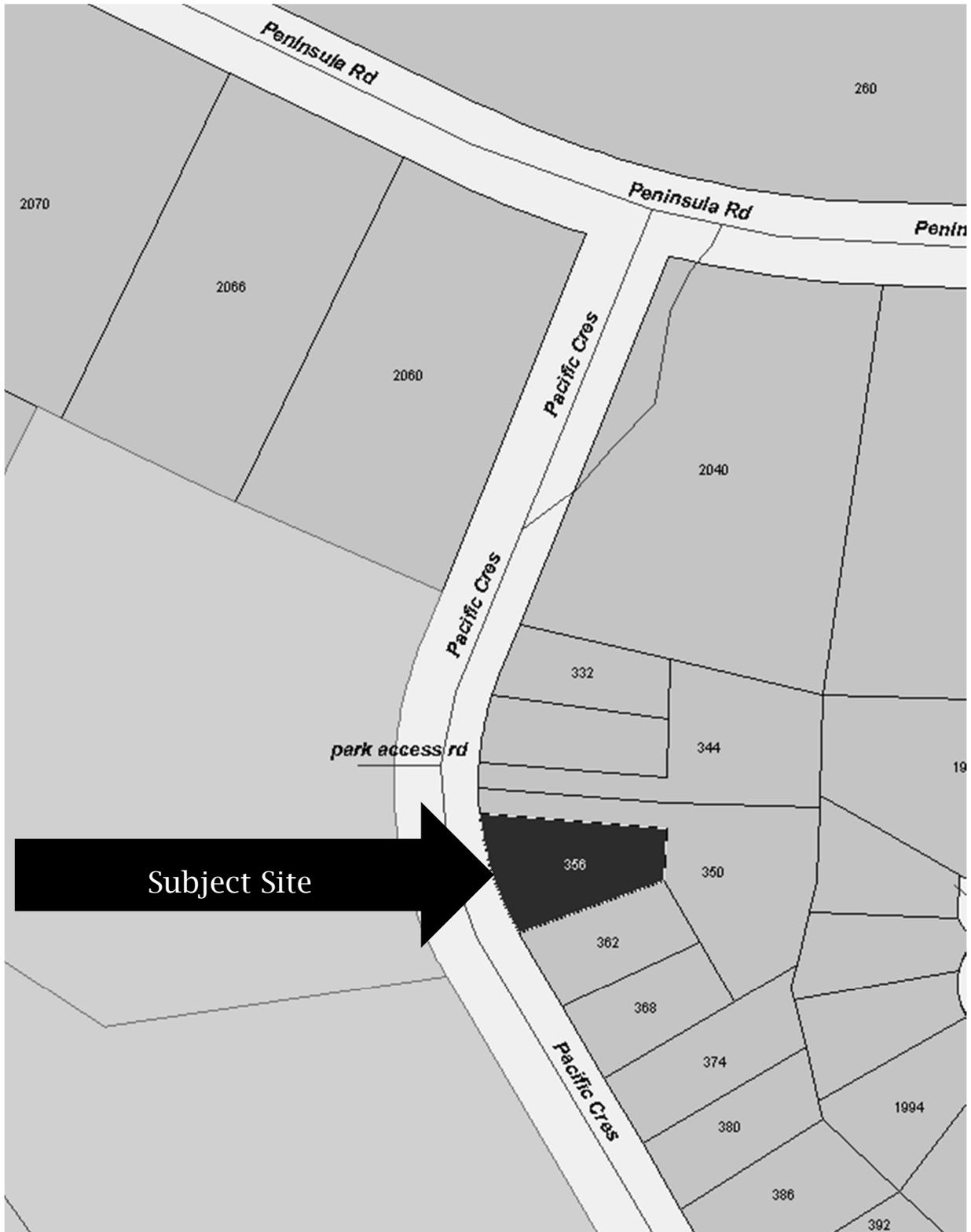
Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1190, 2016





STAFF REPORT TO COUNCIL

Council Meeting: MARCH 8, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER

FILE NO: 3900-25 BYLAW 1189

SUBJECT: HARBOUR REGULATION BYLAW AMENDMENT – PROPOSED BYLAW NO. 1189, 2016

ATTACHMENTS: APPENDIX A - REPORT TO COUNCIL ON FEBRUARY 23, 2016

RECOMMENDATION(S):

1. **THAT** Council gives Fourth Reading (and subsequent Adoption) to proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1189, 2016;

OR

2. **THAT** Council abandon proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1189, 2016.

PURPOSE:

The purpose of this report is to present for Council consideration an amendment bylaw to clarify the definition of "Facility", to remove monthly reserved berthage, and to align Ucluelet Harbour Regulation Bylaw No. 1134, 2011 with Ucluelet Harbour Public Fish Sales, Policy No. 16-8700-3.

Respectfully submitted:

Jeanette O'Connor, CFO

APPENDIX A

FOR REFERENCE



STAFF REPORT TO COUNCIL

Council Meeting: FEBRUARY 23, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER

FILE NO: 3900-25 BYLAW 1189

SUBJECT: HARBOUR REGULATION BYLAW AMENDMENT – PROPOSED BYLAW No. 1189, 2016

RECOMMENDATION(S):

1. **THAT** Council gives up to three readings to proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1189, 2016;

or

THAT Council direct staff to amend proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1189, 2016 per Council's direction AND THAT the amended bylaw be brought forward at a subsequent meeting;

or

THAT Council abandon proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1189, 2016.

PURPOSE:

The purpose of this report is to present for Council consideration an amendment bylaw to clarify the definition of "Facility", to remove monthly reserved berthage, and to align Ucluelet Harbour Regulation Bylaw No. 1134, 2011 with Ucluelet Harbour Public Fish Sales, Policy No. 16-8700-3.

BACKGROUND:

The area defined in the Small Craft Harbours Lease as Port Albion was removed from the lease in 2006 and this amendment removes reference to the Port Albion dock in the bylaw.

The Harbour Authority Commission and the Harbour Authority, after much discussion, believe reserved berthage should be for a minimum of six months rather than one month.

The District of Ucluelet Harbour Regulation Bylaw No. 1134, 2011 states that "Commercial Fishing Vessels may sell their marine products at the Small Craft Harbour Facility only" while the subsequent Ucluelet Harbour Public Fish Sales, Policy No. 16-8700-3 states that the Whiskey Dock is the "Main Dock" for fish sales and the Small Craft Harbour Facility is the "Overflow Dock".

FOR REFERENCE

SUMMARY AND CONCLUSION:

Staff recommend the proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1189, 2016 be given up to three readings.

Respectfully submitted:



Jeanette O'Connor, CFO

DISTRICT OF UCLUELET

Bylaw No. 1189, 2016

A bylaw to amend District of Ucluelet Harbour Regulation Bylaw No. 1134, 2011

The Council of the District of Ucluelet enacts as follows;

Short Title

1. This bylaw may be known and cited for all purposes as the “District of Ucluelet Harbour Regulation Amendment Bylaw No. 1189, 2016”.

Application

2. This bylaw amends the indicated provisions of District of Ucluelet Harbour Regulation Bylaw No. 1134, 2011.

Enactment

3. Where there is a discrepancy between this Bylaw and any or all amendment bylaws enacted prior to this bylaw and affecting the District of Ucluelet Harbour Regulation Bylaw No. 1134, 2011, then this Bylaw shall be deemed to supersede the prior bylaw(s) in the matter of the discrepancy.
4. This Bylaw shall come into full force and effect on the final adoption thereof.

Amendments

5. In Part 1 – DEFINITIONS, in the paragraph for “FACILITY”, Council:
 - a. deletes “means the wharves, floats, docks and equipment located at Main Street (Whiskey Dock), Otter Street (52 Steps Dock), and the areas defined in the Small Craft Harbours Lease, those being Port Albion and Ucluelet West (Inner and Outer Boat Basins).”
 - b. inserts “means the wharves, floats, docks and equipment located at Main Street (Whiskey Dock), Otter Street (52 Steps Dock), and the areas defined in the Small Craft Harbours Lease, being Ucluelet West (Inner and Outer Boat Basins).”
6. In Part 8 – RESERVED BERTHS, Council:
 - a. deletes “2. Reserved berths are only available on a monthly basis. Vessels requiring partial months will pay the reservation fee for the entire month.”
 - b. inserts “2. Reserved berths are only available on a six month basis. Vessels requiring less than six months will pay the reservation fee for the entire six months.”
7. In Part 10 -- COMMERCIAL FISHING VESSEL (CFVs), Council:

- a. deletes “1. Commercial Fishing Vessels (CFVs) may sell their marine products at the Small Craft Harbour Facility only, provided the vessel has been issued a vendors licence by the Department of Fisheries & Oceans and has a current District of Ucluelet Business Licence.”
 - b. inserts “2. Commercial Fishing Vessels (CFVs) may sell their marine products provided the vessel has been issued a vendors licence by the Department of Fisheries & Oceans and has a current District of Ucluelet Business Licence.”
8. In SCHEDULE “A”, Council:
- a. deletes
“MONTHLY RESERVED BERTH
 For vessels approved for a Reserved Berth the following reservation fee is payable in advance of the reserved berth being made available.
 \$75.00 per month”
 in its entirety.
 - b. inserts
“RESERVED BERTH
 For vessels approved a Reserved Berth the following reservation fee is payable, in advance of the reserved berth being made available.
 \$450.00 for up to and including six (6) months.”

Severability

- 9. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

READ A FIRST TIME this 23rd day of February, 2016.

READ A SECOND TIME this 23rd day of February, 2016.

READ A THIRD TIME this 23rd day of February, 2016.

ADOPTED this ** day of ***, 2016.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Harbour Regulation Bylaw No. 1189, 2016.”

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates



STAFF REPORT TO COUNCIL

Council Meeting: March 8, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: DAVID DOUGLAS, MANAGER OF FINANCE

FILE NO: 0550-20

SUBJECT: FIXED COMMERCIAL WATER CHARGES, PROPOSED BYLAW NO. 1192, 2016

ATTACHMENTS: APPENDIX A - REPORT TO COUNCIL, FEBRUARY 23, 2016

RECOMMENDATION(S):

1. **THAT** Council give up to three readings to proposed District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016;

OR

2. **THAT** Council directs staff to amend proposed District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016 regarding water rates and fees and that the amended bylaw be brought forward at a subsequent meeting.

PURPOSE:

The purpose of this report is to present for Council consideration an amendment bylaw increasing water rates and charges for commercial customers.

BACKGROUND:

In November 2015, the District sent letters to commercial fixed rate customers requesting them to install water meters to their premises by March 31, 2016. Second letters were mailed out in January 2016 reminding customers of the requested deadline to install a water meter. A significant number of our customers have not started the process of changing to water meters.

At the February 23, 2016 Regular Council meeting, staff requested an increase to the fixed rate water customers to motivate customers to actively pursue the installation of water meters. At the meeting, Council passed the following motion:

It was moved by Councillor McEwen and seconded by Councillor Noel

THAT Council approve an increase to the water charges for fixed commercial base water rates by doubling the current water rates.

The last billing for fixed rate commercial customers was in January and the next billing is set for May. It is the hope that all commercial customers will be on metering at that point.

SUMMARY AND CONCLUSION:

Staff recommends the proposed District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016 regarding water rates and fees be given three readings and final adoption.

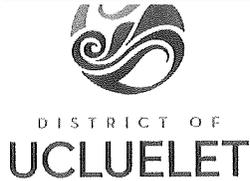
Respectfully submitted:

A handwritten signature in black ink, appearing to read "David Douglas", is written over a horizontal line.

David Douglas,
Manager of Finance

APPENDIX A

FOR REFERENCE



STAFF REPORT TO COUNCIL

Council Meeting: February 23, 2016
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: DAVID DOUGLAS, MANAGER OF FINANCE

FILE NO: 0550-20

SUBJECT: FIXED COMMERCIAL WATER CHARGES

RECOMMENDATION(S):

1. **THAT** Council approve an increase to the water charges for fixed commercial base water rates by doubling the current water rates.

OR

2. **THAT** Council approve an increase to the water charges for fixed commercial water rates by tripling the current water rates.

OR

3. **THAT** Council does not approve an increase to the water charges for fixed commercial water rates at this time.

PURPOSE:

The purpose of this report is to update Council on the commercial water meter installation program initiated by the District in November 2015 and to ask Council to approve an increase to the fixed water charges for commercial customers starting in May 2016.

BACKGROUND:

In November 2015, the District sent letters to 55 commercial fixed rate customers requesting them to install water meters to their premises by March 31, 2016. Second letters were mailed out in January 2016 reminding customers of the requested deadline to install a water meter. To-date, eight customers have complied and three others are in process. A significant number of our customers have not started the process of changing to water meters. Staff would like to add some form of motivation for the fixed rate water customers to actively pursue the installation of water meters. The last billing for fixed rate commercial customers was in January and the next billing is set for May. It is the hope that all commercial customers will be on metering at that point; however, without some form of motivation, it is unlikely.

FOR REFERENCE

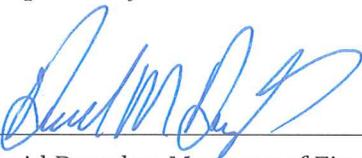
Financial Implications:

Staff would like to see an increase to the fixed base water meter rates for the next billing cycle. By increasing the fixed base water meter fees, staff are hoping this will motivate commercial water customers to plan and install water meters by the deadline. Staff would like to see doubling or tripling of the current fixed water fees. Staff are not expecting to see the increase in revenue because if all of the fixed rate customers install meters by the deadline no one will be charged the new water fees. The increase in water fees will not affect the sewer charges the District currently has in place.

Example of fees:

Flat Rate (base rates)	Trimester (Current)	Trimester (Doubling)	Trimester (Tripling)
Hotels & Motels	\$ 96.00	\$ 192.00	\$ 288.00
Restaurants	\$ 328.00	\$ 656.00	\$ 984.00
Clubs	\$ 168.00	\$ 336.00	\$ 504.00
Retail Establishments	\$ 112.00	\$ 224.00	\$ 336.00
Garage & Service stations	\$ 128.00	\$ 256.00	\$ 384.00

Respectfully submitted:



David Douglas, Manager of Finance

DISTRICT OF UCLUELET**Bylaw No. 1192, 2016**

A bylaw to amend District of Ucluelet Waterworks Regulation and Charges Bylaw, No. 1136, 2011 regarding water rates and fees

The Council of the District of Ucluelet enacts as follows;

Short Title

1. This bylaw may be known and cited for all purposes as the “District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016”.

Application

2. This bylaw amends the indicated provision(s) of the District of Ucluelet Waterworks Regulation and Charges Bylaw No. 1136, 2011.

Enactment

3. Where there is a discrepancy between this Bylaw and any or all amendment bylaws enacted prior to this bylaw and affecting the District of Ucluelet Waterworks Regulation and Charges Bylaw No. 1136, 2011, then this Bylaw shall be deemed to supersede the prior bylaw(s) in the matter of the discrepancy.
4. This Bylaw shall come into full force and effect on the final adoption thereof.

Amendments

5. Schedule “A” - Water Rates and Fees attached to Bylaw No. 1136, 2011 is hereby deleted and the attached Schedule “A” is substituted therefore.

Severability

6. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

READ A FIRST TIME this ** day of March, 2016.

READ A SECOND TIME this ** day of March, 2016.

READ A THIRD TIME this ** day of March, 2016.

ADOPTED this ** day of March, 2016.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016.”

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE "A"
BYLAW 1192, 2016

WATER RATES & FEES

I. FLAT RATES**

DESCRIPTION*	Annual	Trimester	Monthly
Effective Date	Jan 1 /16	Jan 1/16	Jan 1/16
Dwelling Unit, per unit (single family, duplex unit, apartment, suites, Guesthouses, etc.)	288.00	96.00	24.00
Mobile Home Park - per pad	288.00	96.00	24.00
Schools	288.00	96.00	24.00
plus, per classroom	288.00	96.00	24.00
Bed & Breakfast, Boarding, Lodging & Rooming Houses	288.00	96.00	24.00
plus, per room	144.00	48.00	12.00
Hotels & Motels	576.00	192.00	48.00
plus, per room for let	144.00	48.00	12.00
plus, pool charge	312.00	104.00	26.00
Restaurants, Cafes, Dining Room, Lounges, Beer Parlours, Pubs			
up to 60 seats	1968.00	656.00	164.00
over 60 seats	2352.00	784.00	196.00
Churches	576.00	192.00	48.00
Clubs	1,080.00	336.00	84.00

.. continued on next page

I. FLAT RATES, cont.

DESCRIPTION*	Annual	Trimester	Monthly
Effective date	May 1 /16	May 1/16	May 1/16
Home Occupations – Hairdressers, Salon/Spa/Beauty Services, Health Services, Daycares, Catering/Food and/or Food Preparation Services, and other like classifications	288.00	96.00	24.00
plus	96.00	32.00	8.00
Retail Establishments, Banks, Offices & Others not classified herein	672.00	224.00	56.00
plus, per square foot gross area	0.1056	0.0352	0.0088
Garage & Service Stations	768.00	256.00	64.00
Laundromats	672.00	224.00	56.00
plus, per washing machine	96.00	32.00	8.00

** Except where specified, all rates apply whether occupied or not, whether operating or not.