

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Tuesday, April 12, 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  
Tuesday, April 12, 2016 @ 7:30 PM  
George Fraser Room, Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**AGENDA**

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2. ADDITIONS TO AGENDA	
3. ADOPTION OF MINUTES	
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5. MAYOR'S ANNOUNCEMENTS	
6. PUBLIC INPUT, DELEGATIONS & PETITIONS	
6.1 Delegations	
• Ucluelet Volunteer Fire Brigade, Delegation and Ranking Ceremony <i>Council to preside over the official duty delegation and ranking           ceremony for the UVFB</i>	
7. CORRESPONDENCE	
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*Alberni-Clayoquot Regional District*

[MOU - ACRD TFN - Multiplex](#)

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

=> *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
- Tourism Ucluelet
- Signage Committee

=> *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

=> *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
- => *Other Reports*

## 10. REPORTS

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## 12. LATE ITEMS

*Late items will be addressed here but will appear as addenda items.*

## 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

**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Tuesday, March 22, 2016 at 7:30 PM**

Present:      **Chair:**            Mayor St. Jacques  
                 **Council:**        Councillors McEwen, Oliwa, Mole, and Noel  
                 **Staff:**             Andrew Yeates, Chief Administrative Officer;  
                                 Morgan Dosedall, Recording Secretary

Regrets:

**1      CALL TO ORDER**

**2      ADDITIONS TO AGENDA**

2.1    New Business - Request for joint meeting with the Ucluelet & Area  
         Historical Society and the Wild Pacific Trail Society

**3      ADOPTION OF MINUTES**

3.1    March 8, 2016 Public Hearing Minutes

**2016-113**

Moved by Councillor Oliwa, seconded by Councillor Mole

*THAT the March 8, 2016 Public Hearing Minutes be adopted as  
presented.*

CARRIED.

3.2    March 8, 2016 Regular Minutes

**2016-114**

Moved by Councillor McEwen, seconded by Councillor Noel

*THAT the March 8, 2016 Regular Council Minutes be adopted as  
presented.*

CARRIED.

**4      UNFINISHED BUSINESS**

**5      MAYOR'S ANNOUNCEMENTS**

Regular Council  
March 22, 2016

- 5.1 Council invited the public to the celebration of life gathering for long-time resident Eileen Mooney, to be held at the community centre on March 26, 2016 at 1pm
- 5.2 Council announced an update on behalf of Pacific Rim National Park, which will receive \$17.7 million dollars to build a bike path through the park; Council congratulated acting Parks superintendent Jackie Godfrey for successful achievement of the project bid; Council noted that Ucluelet will attempt to build a connecting trail from the Hwy 4 Junction to the park boundaries

## 6 PUBLIC INPUT, DELEGATIONS & PETITIONS

### Public Input

- P. Timmermans requested clarification on a sign posted at the Coast Guard house regarding staking a claim for the land
- Council responded that it is a normal part of the process for the transfer of the Crown property to the District

## 7 CORRESPONDENCE

- 7.1 Invitation re: Community Integration Stakeholder Working Group Meeting  
*Island Health*

### 2016-115

Moved by Councillor Mole, seconded by Councillor McEwen

*THAT Council representatives attend the Community Integration Stakeholder Working Group Meeting, if available.*

CARRIED.

- 7.2 Invitation re: Spill Response Regime Engagement Workshop  
*Ministry of Environment*

### 2016-116

Moved by Councillor Mole, seconded by Councillor McEwen

*THAT Council authorize Mayor St. Jacques to attend the Spill Response Regime Engagement Workshop.*

CARRIED.

Regular Council  
March 22, 2016

## 8 INFORMATION ITEMS

- 8.1 Regional Education Tourism Project Update  
*Clayoquot Biosphere Trust*
- 8.2 Update on Pacific Rim National Park Construction  
*Parks Canada*

### 2016-117

Moved by Councillor Mole, seconded by Councillor Oliwa

*THAT Council receive information items 8.1 and 8.2.*

CARRIED.

## 9 COUNCIL COMMITTEE REPORTS

- (a) Councillor Sally Mole  
*Deputy Mayor April – June*

Ucluelet & Area Child Care Society

- Met March 17; somewhat struggling financially - need a new dryer, and are looking at surfacing improvements in playground; already have a waitlist; AGM to be held in May

Westcoast Community Resources Society

- Met March 17; continuing to work on housing project with M'akola Housing Society; reported out on successes, end-of-year, programs, and financial state (slight deficit); members were recognized for their good work

Coastal Family Resource Coalition

Food Bank on the Edge

Alberni Clayoquot Regional District - Alternate

=> *Other Reports*

- (b) Councillor Marilyn McEwen  
*Deputy Mayor July – September*

West Coast Multiplex Society

Ucluelet & Area Historical Society

Regular Council  
March 22, 2016

- Met March 14; donation proceeds from Vancouver Opera came to \$2600, plus \$150 in donation box; due to power outage, opera was postponed by a day for school kids; AGM will be April 3rd at 3pm at the community centre; Heritage Fair to be held at Elementary School on April 28th, looking for some members of Council to be judges alongside UAHS members; Mother's Day plant sale will be May 7th at the UAC Hall; have migrated four truckloads of historical items to their office in the basement of the municipal hall

Wild Pacific Trail Society

Vancouver Island Regional Library Board – Trustee

- Councillor Oliwa attended March 19th meeting on Councillor McEwen's behalf

=> *Other Reports*

- Recent meeting with Cheryl McLay, liaison for economic development with the Ministry of Jobs, Tourism and Skills Training; provided great leads on grant opportunities; new grant to be announced April 4th that will assist small communities
- Committee of the Whole meeting on March 14th; presentation from Bill Dawson (BC Assessment); will request a copy of his presentation to post on District website for community to view

(c) Councillor Mayco Noel  
*Deputy Mayor October – December*

Ucluelet Volunteer Fire Brigade

- Fire Brigade Raking ceremony to be held at next council meeting on April 12

Central West Coast Forest Society

Ucluelet Chamber of Commerce

- Met recently; Edge-to-Edge Marathon scheduled for June 12th, currently have 315 participants signed up, continuing to work on Parks route; business walk scheduled for April 12th at 9am with Council, need to complete questionnaire; discussed topic of Airbnb's in Ucluelet, which is a hot topic here and in other communities; briefly discussed medical

Regular Council  
March 22, 2016

marijuana dispensaries

Clayoquot Biosphere Trust Society - Alternate

Signage Committee

Community Forest Board

=> *Other Reports*

(d) Councillor Randy Oliwa  
*Deputy Mayor January – March*

Vancouver Island Regional Library Board - Alternate

- Attended board meeting on March 19 on behalf of Councillor McEwen (in-camera items only)

Harbour Advisory Committee

Aquarium Board

Seaview Seniors Housing Society

Education Liaison

- Council met with Ministry of Education on March 16th; joint meeting with capital planning group, partners from Yuułu?it?ath Government and Toquaht, and Board of Education; highlight of two-way, relaxed dialogue; Ministry is taking a strategic approach to Ucluelet; was a positive meeting overall; expectation of positive news in April

=> *Other Reports*

(e) Mayor Dianne St. Jacques  
Alberni-Clayoquot Regional District

- Attended board meeting last week, nothing to report

Coastal Community Network

Groundfish Development Authority

DFO Fisheries Committees for Groundfish & Hake

- Upcoming meeting in mid-April

Regular Council  
March 22, 2016

Pacific Rim Harbour Authority

Pacific Rim Arts Society

Whale Fest Committee

- Ucluelet brought back the bone of contention in their win against the District of Tofino during Tug o' Whale; Ucluelet Fire Brigade also won the Spootball event; Chowder Chow Down was a great success

=> *Other Reports*

- Onni Group will meet with Council in next few weeks to provide an update on their plans for the Wyndansea property
- Met recently with local doctors to discuss partnership and opportunity for a health clinic
- Ministry of Education meeting included discussion on new K-12 school; Ministry is not opposed to the idea; District reaffirmed its desire to assist in any way possible

**2016-118**

Moved by Councillor Mole, seconded by Councillor Oliwa

*THAT Council accept all committee reports.*

CARRIED.

**10 REPORTS**

10.1 Expenditure Voucher G-06/16  
*Jeanette O'Connor, CFO*

**2016-119**

Moved by Councillor Oliwa, seconded by Councillor McEwen

*THAT Council receive Expenditure Voucher G-06/16.*

CARRIED.

10.2 Age Friendly Action Plan Report  
*Abby Fortune, Director of Parks and Recreation*

**2016-120**

Regular Council  
March 22, 2016

Moved by Councillor Mole, seconded by Councillor Oliwa

*THAT Council approve recommendations 1 and 2 of report item 10.2 "Age Friendly Action Plan Report", which states:*

- 1. THAT Council adopt the Age Friendly Action Plan; and*
- 2. THAT Council endorse the Age Friendly Resolution, which states:*

*WHEREAS older persons are under-represented in our workforce and in our community life;*

*AND WHEREAS older persons desire and deserve to fully participate in and contribute to the social and economic wellbeing of our community;*

*AND WHEREAS the Age-Friendly Action Plan initiative is compatible with and supports other community efforts;*

*BE IT IS RESOLVED THAT the District of Ucluelet will actively participate, support, promote and work to implement the Age-Friendly Action Plan initiative to assess and improve accessibility and inclusion of older persons in the community.*

CARRIED.

10.3 Monthly Motion Status Report for Period Covering June 2015 - February 2016

*District of Ucluelet Department Heads*

**2016-121**

Moved by Councillor McEwen, seconded by Councillor Noel

*THAT Council receive the Monthly Motion Status Report for Period Covering June 2015 - February 2016 for information.*

CARRIED.

**11 LEGISLATION**

11.1 Ucluelet Cemetery Bylaw Amendment Report

*Jeanette O'Connor, CFO*

**2016-122**

Moved by Councillor McEwen, seconded by Councillor Noel

*THAT Council approve recommendation 1 of legislative report item 11.1 "Ucluelet Cemetery Bylaw Amendment - Proposed Bylaw No. 1196, 2016", which states:*

- 1. THAT Council give up to three readings to proposed District of*

Regular Council  
March 22, 2016

*Ucluelet Cemetery Amendment Bylaw No. 1196, 2016.*

CARRIED.

11.2 District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016

**2016-123**

Moved by Councillor Mole, seconded by Councillor McEwen

*THAT Council give First Reading to District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016.*

CARRIED.

**2016-124**

Moved by Councillor Oliwa, seconded by Councillor McEwen

*THAT Council give Second Reading to District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016.*

CARRIED.

**2016-125**

Moved by Councillor Noel, seconded by Councillor Oliwa

*THAT Council give Third Reading to District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016.*

CARRIED.

11.3 District of Ucluelet Fire Truck Loan Authorization Bylaw Report  
*Jeanette O'Connor, CFO*

**2016-126**

Moved by Councillor Mole, seconded by Councillor Oliwa

*THAT Council approve recommendation 1 of legislative report item 11.3 "District of Ucluelet Fire Truck Loan Authorization - Proposed Bylaw No. 1195, 2016", which states:*

1. *THAT Council give up to three readings to proposed District of Ucluelet Fire Truck Loan Authorization Bylaw No. 1195, 2016.*

Regular Council  
March 22, 2016

CARRIED.

- 11.4 District of Ucluelet Fire Truck Loan Authorization Bylaw No. 1195, 2016

**2016-127**

Moved by Councillor Mole, seconded by Councillor McEwen

*THAT Council give First Reading to District of Ucluelet Fire Truck Loan Authorization Bylaw No. 1195, 2016.*

CARRIED.

**2016-128**

Moved by Councillor McEwen, seconded by Councillor Oliwa

*THAT Council give Second Reading to District of Ucluelet Fire Truck Loan Authorization Bylaw No. 1195, 2016.*

CARRIED.

**2016-129**

Moved by Councillor Noel, seconded by Councillor McEwen

*THAT Council give Third Reading to District of Ucluelet Fire Truck Loan Authorization Bylaw No. 1195, 2016.*

CARRIED.

- 11.5 Harbour Regulation Bylaw Amendment Report  
*Jeanette O'Connor, CFO*

**2016-130**

Moved by Councillor McEwen, seconded by Councillor Noel

*THAT Council approve recommendation 1 of legislative report item 11.5 "Harbour Regulation Bylaw Amendment - Proposed Bylaw No. 1193, 2016", which states:*

1. *THAT Council give up to three readings to proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016.*

CARRIED.

- 11.6 District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193,

Regular Council  
March 22, 2016

2016

**2016-131**

Moved by Councillor Mole, seconded by Councillor McEwen

*THAT Council give First Reading to District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016.*

CARRIED.

**2016-132**

Moved by Councillor Oliwa, seconded by Councillor McEwen

*THAT Council give Second Reading to District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016.*

CARRIED.

**2016-133**

Moved by Councillor Noel, seconded by Councillor Oliwa

*THAT Council give Third Reading to District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016.*

CARRIED.

- 11.7 Lot 29, Plan VIP79602, District 09 - Zoning Amendment Bylaw Report  
*John Towgood, Planner I*

**2016-134**

Moved by Councillor Mole, seconded by Councillor McEwen

*THAT Council approve recommendation 1 of legislative report item 11.7 "Proposal to Amend Zoning Bylaw No. 1160, 2013 by removing Lot: 29, Plan: VIP 79602, District: 09, From Section CD-3A.1.4 and place it in R-4 – Small Lot Single Family Residential", which states:*

1. *THAT Zoning Amendment Bylaw No. 1188, 2016 be given Fourth Reading and subsequent Adoption.*

CARRIED.

- 11.8 Zoning Amendment Bylaw No. 1188, 2016

Regular Council  
March 22, 2016

**2016-135**

Moved by Councillor McEwen, seconded by Councillor Noel

*THAT Council give Fourth Reading and subsequent Adoption to Zoning Amendment Bylaw No. 1188, 2016.*

CARRIED.

- 11.9 Fixed Commercial Water Charges Amendment Bylaw Report  
*David Douglas, Manager of Finance*

**2016-136**

Moved by Councillor McEwen, seconded by Councillor Oliwa

*THAT Council approve recommendation 1 of legislative report item 11.9 "Fixed Commercial Water Charges, Proposed Bylaw No. 1192, 2016", which states:*

1. *THAT Council give fourth reading and subsequent adoption to proposed District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016.*

CARRIED.

- 11.10 District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016

**2016-137**

Moved by Councillor Oliwa, seconded by Councillor McEwen

*THAT Council give Fourth Reading and subsequent Adoption to District of Ucluelet Waterworks Amendment Bylaw No. 1192, 2016.*

CARRIED.

**12 LATE ITEMS**

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

**13 NEW BUSINESS**

- 13.1 Councillor Oliwa publicly congratulated the District of Ucluelet team for winning the Tug 'o Whale event at Big Beach
- 13.2 Proposal to Meet with Wild Pacific Trail Society and Ucluelet & Area Historical Society

Regular Council  
March 22, 2016

**2016-138**

Moved by Councillor McEwen, seconded by Councillor Mole

*THAT Council direct staff to schedule a Committee of the Whole meeting for April 5, 2016 and invite the Ucluelet & Area Historical Society and the Wild Pacific Trail Society to attend.*

CARRIED.

- 13.3 Councillor Mole remarked on the success of the Food Bank on the Edge sponsored Chowder Chow Down event, which had 532 people in total attend

**14 QUESTION PERIOD**

**15 CLOSED SESSION**

- 15.1 Procedural Motion to Move In-Camera

**2016-139**

Moved by Mayor St. Jacques, seconded by Councillor McEwen

*THAT the meeting be closed to the public in order to address agenda items under Section 90(1), subsections (a), (c), and (k) of the Community Charter.*

CARRIED.

- 15.2 Mayor St. Jacques suspended the regular meeting and moved in-camera at 8:15pm

**16 ADJOURNMENT**

- 16.1 Mayor St. Jacques adjourned the in-camera meeting at 10:42 pm and resumed the open meeting at 10:43 pm.
- 16.2 Request re: Letter of Support for 2016 Porsche Club Event in Ucluelet  
*Porsche Club of America - Vancouver Island Region*

**2016-140**

Moved by Councillor McEwen, seconded by Councillor Mole

*THAT Council direct staff to write a letter to the Porsche Club of America - Vancouver Island Region in support of their planned 2016 event in Ucluelet.*

Regular Council  
March 22, 2016

CARRIED.

16.3 Mayor St. Jacques adjourned the regular meeting at 10:45 pm.

\_\_\_\_\_  
CAO

\_\_\_\_\_  
Mayor





*Serving British Columbia Since 1984*  
 Provincial Toll Free: 1.888.689.3463 [www.childfindbc.com](http://www.childfindbc.com)

**Victoria Office**  
 2722 Fifth Street, 208  
 Victoria, BC V8T 4B2  
 (250) 382-7311  
 Fax (250) 382-0227  
 Email:  
[childvicbc@shaw.ca](mailto:childvicbc@shaw.ca)

*“A charitable non-profit organization working with searching families and law enforcement to reduce the incidence of missing and exploited children.”*

*A Missing Child is  
 Everyone's  
 Responsibility*



March 30, 2016

Dear Mayor and Councilors,

**Re: Proclamation for National Missing Children's Month and Missing Children's Day**

I write today on behalf of Child Find British Columbia. Child Find BC requests that your local government proclaim May as Missing Children's Month and May 25<sup>th</sup> as missing Children's Day.

Child Find BC provides “ALL ABOUT ME” ID Kits with child finger printing and photos, to at no cost to families and Child Find BC hosts these Child Find ID Clinics throughout BC. Child Find BC provides education, including public speakers, literature and tips for families to assist them in keeping all of our children safe.

We hope that you will raise this proclamation for consideration to your Council and your community at your next meeting.

Most recent reporting from the RCMP show that over 7,300 cases of missing children were reported in British Columbia and over 41,000 cases in Canada. Through the support of municipal governments like yours we are able to educate and bring awareness to thousands of BC families on this important issue.

Within the next month your Municipal Government will be receiving an updated 2016 missing children's poster in the mail. Please look for these posters, remove the old posters and then post these new posters in prominent community spaces

Thank you so much for your consideration of this request and your continuing commitment to Community Services in BC and the children and families of BC. If you have any questions regarding this request please contact the Child Find BC office at 1-888-689-3463.

Yours truly,

Crystal Dunahee President, Child Find BC

**If you or your organization would like to host an “All About Me” ID clinic, have an idea for an event in your community or would like literature and information on becoming a member and supporter of Child Find BC, please call us at 1-888-689-3463.**

Your Letterhead here

**National Missing Children’s Month and Missing Children’s Day**

**WHEREAS** Child Find British Columbia, a provincial member of Child Find Canada is a non-profit, registered charitable organization, incorporated in 1984; **AND**

**WHEREAS** The Mandate of Child Find British Columbia is to educate children and adults about abduction prevention; to promote awareness of the problem of missing children, and to assist in the location of missing children; **AND**

**WHEREAS** Child Find has recognized Green as the colour of Hope, which symbolizes a light in the darkness for all missing children; **AND**

**WHEREAS** Child Find’s annual Green Ribbon of Hope Campaign will be held in the month of May and May 25<sup>th</sup> is National Missing Children’s Day; **AND**

**THEREFORE BE IT RESOLVED THAT**

I, (Mayors Name) of the (city, town, municipality), do hereby proclaim May as Child Find’s Green Ribbon of Hope month and May 25<sup>th</sup> as National Missing Children’s day. I urge our citizens to wear a green ribbon as a symbol of Hope for the recovery of all missing children; and to remain vigilant in our common desire to protect and nurture the youth of our Province.

\_\_\_\_\_ Mayor

Signed at \_\_\_\_\_ this \_\_\_\_\_ day of May, 2016



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3

Telephone (250) 720-2700 FAX: (250) 723-1327

March 30, 2016

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

Dear Mayor St. Jacques & Council:

On behalf of the Alberni-Clayoquot Regional District Board of Directors, I would like to invite Ucluelet Council and your CAO to a meeting to discuss opportunities for shared service agreements and the opportunity of regional services:

Wednesday, April 20, 2016  
9:30 – 2:00 pm (lunch served)  
Chances Rim Rock Casino (Pacific Room)  
4890 Cherry Creek Road, Port Alberni.

As Chair of the ACRD, I welcome the opportunity for the ACRD's member municipalities and First Nation governments to consider shared services that may provide economies of scale, broader public benefit, and/or improved service delivery to the residents and property owners in the Alberni Clayoquot Regional District.

At this initial meeting, we will ask each of you to express the interests and opportunities within your community. We have secured the services of Allison Habkirk, former councillor of Central Saanich and former Director on the Capital Regional District, to facilitate this event. She will be joined by Edwin Grieve, Electoral Area 'C' Director of the Comox Valley Regional District and Executive Committee member of the AVICC, who will share his experience in regional district services in the Comox Valley.

Please confirm your attendance to Wendy Thomson, Manager of Administrative Services at [wendy.thomson@acrd.bc.ca](mailto:wendy.thomson@acrd.bc.ca) no later than April 13, 2016.

Sincerely,

Josie Osborne,  
Chairperson

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?ił?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe  
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



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**Subject:** Letter from Rupert (12) and Franny (9) Yakelashek re: World Water Day  
**Attachments:** Victoria-Resolution-Environmental-Rights.pdf

**From:** skye ladell [<mailto:skyladell@mac.com>]  
**Sent:** Tuesday, March 22, 2016 3:02 PM  
**To:** Info Ucluelet <[InfoUcluelet@ucluelet.ca](mailto:InfoUcluelet@ucluelet.ca)>  
**Subject:** letter from Rupert (12) and Franny (9) Yakelashek

March 22, 2016

Dear Mayor St. Jacques and Ucluelet District Council,

Today is World Water Day! In honour, the Blue Dot movement is launching their federal campaign for a Federal Bill of Environmental Rights.

Canada has one fifth of the world's fresh water, one quarter of its wetlands and the longest coastline. But the Federal Government does not have a national water standard. Every day there are over 1,000 boil water advisories across Canada. The Blue Dot initiative is about recognizing every citizen's right to clean air, healthy food, access to nature AND clean water. And this is why we felt it is important to reach out to you today.

We are excited to report that the Blue Dot environmental rights movement is growing across the country. Right now 126 municipalities have made municipal declarations recognizing their community's right to a healthy environment. And 46 of those are in British Columbia! We guess this groundswell of support is why the Richmond A5 Provincial Bill of Environmental Rights Resolution passed at last September's UBCM Conference.

This June the Federation of Canadian Municipalities is meeting. The City of Victoria has made a FCM Federal Bill of Environmental Rights Resolution asking municipalities to encourage the Federal Government to make a Federal Bill of Environmental Rights. We are writing to you to ask your community to please support this resolution at the FCM conference and to considering making your own. We are sending you a copy of the City of Victoria's resolution to look at.

We feel so lucky growing up in Victoria. We know some Canadian kids aren't as lucky because they are exposed to unsafe environmental conditions. We want every child in Canada to have their environmental rights recognized and for them and their families to live in a safe and healthy environment.

We are so hopeful that progress is being made, but there is still a lot to do. It would mean so much to us if your municipality continued to champion environmental rights and stepped up at the FCM Conference.

Thank you for taking the time to read our letter!

Sincerely,

Rupert & Franny

Rupert (12) and Franny (9) Yakelashek  
2523 Belmont Avenue  
Victoria, BC  
V8R 4A5  
[skyladell@mac.com](mailto:skyladell@mac.com) (our mom's email address)



**Council Member Motion  
For the Governance and Priorities Committee Meeting of January 7, 2016**

---

**Date:** December 5, 2015

**From:** Councillors Isitt, Councillor Loveday and Mayor Helps

**Subject:** FCM Resolution - Federal Bill of Environmental Rights

---

**Background:**

The City of Victoria was the first jurisdiction on Vancouver Island to adopt a Declaration of the Right to a Healthy Environment, and helped spearhead the successful effort calling on the Union of BC Municipalities to endorse the proposal for a Provincial Bill of Environmental Rights.

Now, residents and advocacy organizations including the Blue Dot Movement are proposing that Canada's new federal government introduce a Federal Bill of Environmental Rights in Parliament.

The federal government's mandate letter to the Minister of Environment and Climate Change identifies the "overarching goal... to take the lead in implementing the government's plan for a clean environment and a sustainable economy."

Support for Environmental Rights is consistent with several components of the City of Victoria's Strategic Plan and aligns with the aspirations of residents and Council to demonstrate leadership in protecting and restoring ecological systems and the natural environment.

It is therefore proposed that Council endorse the following resolution calling for the Federation of Canadian Municipalities to support the request for a Federal Bill of Environmental Rights, and forward the resolution to member local governments requesting favourable consideration and resolutions of support.

**Recommendation:**

THAT Council endorse the following resolution for consideration at the 2016 Annual Convention of the Federation of Canadian Municipalities, requesting that the motion be considered by delegates at the Annual Convention in Winnipeg, rather than referred to Directors at a Board meeting, in order to encourage debate among representatives from all member local governments;

AND THAT Council direct staff to forward the resolution to all member local governments of the Federation of Canadian Municipalities, requesting favourable consideration and resolutions of support:

WHEREAS municipalities are the governments that are nearest to the people and the natural environment, and therefore share a deep concern for the well-being of the natural environment and understand that a healthy environment is inextricably linked to the health of individuals, families, future generations and communities;

AND WHEREAS federal policy affects municipalities' abilities to deliver the best environmental conditions for their citizens, including protecting natural assets such as air, water and soil, and enhancing community quality of life;

THEREFORE BE IT RESOLVED that FCM request that the Government of Canada enact federal environmental rights legislation that:

- recognizes the right of every resident to live in a healthy environment, including the right to clean air, clean water, safe food and resilient, fully functioning ecosystems;
- provides for public participation in decision-making on issues regarding the environment and access to environmental information;
- provides access to justice when environmental rights are infringed; and
- includes provisions for whistle-blower protection.

AND THAT Council request the Mayor to write to the Federal Government regarding the resolution.

Respectfully submitted,



Councillor Isitt



Councillor Loveday



Mayor Helps





## DISTRICT OF TOFINO

P.O. Box 9, 121 Third Street, Tofino, B.C. V0R 2Z0

Telephone: 250.725.3229 | Fax: 250.725.3775 | Email: [jarmstrong@tofino.ca](mailto:jarmstrong@tofino.ca) | Website: [www.tofino.ca](http://www.tofino.ca)

March 22, 2016

District of Ucluelet  
200 Main Street  
PO Box 999,  
Ucluelet, BC V0R 3A0

LGMA # 530-01 / CR – 2548  
Via Email: [info@ucluelet.ca](mailto:info@ucluelet.ca)

### **Re: Support for MFA Fossil-Fuel Divestment**

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At the meeting held March 15, 2016, District of Tofino Council passed the following resolution regarding the above noted topic:

**Resolution No. 91/16**

**WHEREAS** climate change is a significant threat to Tofino's future;

**AND WHEREAS** investment, direct or indirect, in the fossil fuel industry is contrary to Tofino's interests, yet current Municipal Finance Authority practices make it difficult for the District of Tofino not to invest in this industry;

**THEREFORE** be it resolved that District of Tofino Council support the City of Victoria Council resolution of 11-Feb-2016 Empowering Local Governments to Pursue Socially Responsible Investing:

*WHEREAS many local governments have committed to climate action and socially responsible investing;*

*AND WHEREAS a central strategy for climate change mitigation is to reduce emissions into the atmosphere relating to the consumption of fossil fuels, which includes divesting from fossil fuels and reinvesting in renewable sources of energy, employment and revenue;*

*AND WHEREAS local government are empowered in provincial legislation to invest through the Municipal Finance Authority, and the current investment portfolio offered by the Municipal Finance Authority does not include a fossil-fuel free investment option;*

*THEREFORE BE IT RESOLVED THAT the Association of Vancouver Island and Coastal Communities calls on the Municipal Finance Authority to create a fossil-fuel-free investment fund to provide local governments with an investment choice that aligns with priorities for climate action and social responsibility.*

**AND THAT** staff write a letter to the Municipal Finance Authority, District of Ucluelet, City of Port Alberni, and the Alberni Clayoquot Regional District, apprising them of our resolution and urging them to support the City of Victoria's resolution as well.

If you have any questions or concerns, please do not hesitate to contact me at 250-725-3229 local 57 or by email at [jarmstrong@tofino.ca](mailto:jarmstrong@tofino.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Armstrong". The signature is written in a cursive style with a large, looping initial "J".

Jane Armstrong  
*Manager of Corporate Services*




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## NEWS RELEASE

**For Immediate Release**  
**April 1, 2016**

**Alberni-Clayoquot Regional District/  
 Tla-o-qui-aht First Nations**

**Port Alberni, BC.** -- The Alberni Clayoquot Regional District (ACRD) is pleased to announce that it has signed a Memorandum of Understanding with the Tla-o-qui-aht First Nations (TFN) that will see the completion of a detailed business plan, preliminary design and construction cost estimate for a recreation facility on the West Coast. The plan and design will be used by the West Coast Multiplex Society to fundraise capital costs for the facility's construction. While the availability of operational funding is in place, through the West Coast Multiplex Service Area bylaw adopted by the ACRD Board of Directors in 2012, the business plan will determine the project's viability. The location of the facility, near the Long Beach Airport, has been confirmed.

As part of the MOU, the ACRD and Tla-o-qui-aht First Nations will pursue a collaborative relationship to discuss economic, cultural and other benefits that the Multiplex might provide the region's residents, and how Tla-o-qui-aht First Nations could work with the ACRD to develop and deliver programs at the facility.

"This is the first MOU of this nature that the ACRD has signed with a First Nation, and it's a very important step forward in building a mutually beneficial relationship with Tla-o-qui-aht First Nations," said ACRD Chairperson and Tofino Mayor Josie Osborne.

"Tla-o-qui-aht has a strong vision of participating in economic opportunities within their traditional territories," said TFN Deputy Chief Councillor Elmer Frank, "TFN is strongly committed to improving access to recreational facilities for both their members and the ACRD area."

Funding in the amount of \$100,000 has been secured to support this MOU from Indigenous and Northern Affairs Canada, via the Tla-o-qui-aht First Nations. This complements the \$106,916 that the ACRD has contributed to the project's development since 2008. The ACRD will administer the MOU funding and, with assistance from TFN and the West Coast Multiplex Society, oversee the development of the business plan and preliminary design.

"The business plan and design are critical pieces of information," said Ucluelet Mayor Dianne St. Jacques. "They provide the detailed information needed to fundraise for the building, and to understand the operational costs and overall viability of the facility."

"We are very excited about the MOU," said West Coast Multiplex Society Chair Samantha Hackett, "It is a big breakthrough for the Society and helps us immensely in our planning and fundraising."

**Contacts:**

Josie Osborne, Chairperson  
 Alberni Clayoquot Regional District  
 250-266-5229

Ted Adnitt, CEO  
 Tla-o-qui-aht First Nations  
 250-725-3233

Samantha Hackett, Chair  
 West Coast Multiplex Society  
 250-534-9777



**District of Ucluelet  
Expenditure Voucher**

**G-07/16**

**Date: April 4, 2016**

**Page: 1 of 3**

**CHEQUE LISTING:**

**AMOUNT**

Cheques: # 23875 - # 23920	\$	155,725.35
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**PAYROLL:**

PR 007/16	\$	55,502.34
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<u>\$</u>	<u><b>211,227.69</b></u>
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**RECEIVED FOR INFORMATION AT MEETING HELD: April 12, 2016**

*Jeanette O'Connor, CFO*

Report: M:\livelapchklx.p  
Version: 010003-L58.69.00  
User ID: mdosdall

District of Ucluelet  
AP Cheque Listing  
Cheque # From 023875 To 023920(Cheques only)

Page: 1 of 2  
Date: 04/04/16  
Time: 11:10:38

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023875	002	22/03/2016	CK608	KASSLYN CONTRACTIN	D513	D513	546.53		546.53	
023876	002	22/03/2016	DK143	DEVRIES KATHY	121574	DEVRIES-AFTERSCHOO	312.50		312.50	
023877	002	22/03/2016	EO001	ENVIRONMENTAL OPER	2016 DUES	2016 CERTIFICATION	294.00		294.00	
023878	002	22/03/2016	HS002	HOGAN, SARAH	121572	HOGAN-DANCE	206.64		206.64	
023879	002	22/03/2016	I0070	ICBC	2016	2016-ICBC	15,256.00		15,256.00	
023880	002	22/03/2016	KA001	KOERS & ASSOCIATES	1581-004	1581 WATER MASTER	4,608.45		4,608.45	
023881	002	22/03/2016	LB002	LB WOODCHOPPERS LT	236071	EQUIPMENT TUNE-UP-	126.52		126.52	
023882	002	22/03/2016	LEASE	UCLUELET CONSUMERS	03/16	COOP LEASE-03/16	250.00		250.00	
023883	002	22/03/2016	PACIM	PACIFIC INDUSTRIAL	2984-16002	WHISKEY DOCK REPAI	70,495.43		70,495.43	
023884	002	22/03/2016	PBX12	PBX ENGINEERING LT	1976	CAPITAL PROJ/SCADA	2,310.00		2,310.00	
023885	002	22/03/2016	PI110	PUROLATOR INC	430504463	MAXXAM	130.55		130.55	
023886	002	22/03/2016	SI604	SHU IAN	121573	SHU-FITNESS	4,588.72		4,588.72	
023887	002	22/03/2016	UD806	UKEE DOGS EATERY	0037	COUNCIL MTG. W/PRO	101.85		101.85	
023888	002	23/03/2016	CGISC	CGIS CENTRE	42461	CGIS-MAPPING SERVI	691.92		691.92	
023889	002	23/03/2016	EO001	ENVIRONMENTAL OPER	121575	EOCP TRAINING/EXAM	441.00		441.00	
023890	002	29/03/2016	45R27	45 ROBOTS	1054	3 MONTH SUBSCRIPTI	134.52		134.52	
023891	002	29/03/2016	AJP15	ARCHIE JOHNSTONE P	1067-3RM	ANNUAL HVAC PMC IN	2,520.01		2,520.01	
023892	002	29/03/2016	AVYSA	ALBERNI VALLEY YOU	102-A	BC SOCCER TOURNEY	260.00		260.00	
023893	002	29/03/2016	BC888	BETTSM CONTROL INC	1000121	UTSCADA SOFTWARE-A	24,774.75		24,774.75	
023894	002	29/03/2016	CGISC	CGIS CENTRE	42448	INTERGRATE NEW CON	157.50		157.50	
023895	002	29/03/2016	CK608	KASSLYN CONTRACTIN	D514	D514	2,308.47		2,308.47	
023896	002	29/03/2016	CUPE1	CUPE LOCAL #118	03/16	UNION DUES-MAR/16	1,069.97		1,069.97	
023897	002	29/03/2016	DE977	DAVID EDWARDS	1166	REPAIR-FIRE HALL D	1,680.00		1,680.00	
023898	002	29/03/2016	DFC01	DUMAS FREIGHT COMP	40310 40275 40424	EB WOODCHOPPERS HYPOCHLORITE CLEARTECH-BARRELS	71.44 427.43 183.75		682.62	
023899	002	29/03/2016	DT002	TOFINO DISTRICT OF	20160093	REC VAN FUEL/RECOV	43.92		43.92	
023900	002	29/03/2016	EISC2	ELITE IMAGE SOFTWA	12327	BUSINESS CARDS-ROB	82.60		82.60	
023901	002	29/03/2016	FPWD3	FOCAL POINT WOOD D	121583	FEB/16 CONTRACT	2,410.80		2,410.80	
023902	002	29/03/2016	FSU40	FIVE STAR UNIFORMS	1748	UVFD-BADGES/TAGS/D	32.20		32.20	
023903	002	29/03/2016	FW050	FAR WEST DISTRIBUT	298253 298390	DOGGIE BAGS SUPPLIES-GARB.BAGS	126.97 117.24		244.21	
023904	002	29/03/2016	GAK40	GULF OF ALASKA KEE	2015-13	BARGE SERVICE/DISP	5,500.00		5,500.00	
023905	002	29/03/2016	HE701	HEROLD ENGINEERING	0039894 0039964	RETAINING WALL REP WATER RESERVOIR IN	477.75 532.88		1,010.63	
023906	002	29/03/2016	JI072	JUSTICE INSTITUTE	651	ROBISON-EMERG TRAI	105.40		105.40	
023907	002	29/03/2016	LB002	LB WOODCHOPPERS LT	236726	LAWN ROLLER	194.60		194.60	
023908	002	29/03/2016	MC146	MARCUK CRAIG	121581	MARCUK-YOUTH FUNDR	315.00		315.00	
023909	002	29/03/2016	PF686	PROFIRE EMERGENCY	SO0080778	UVFD-PUMPER TESTIN	167.64		167.64	

Report: M:\livelaplachklsx.p  
Version: 010003-L58.69.00  
User ID: mdosdall

District of Ucluelet  
AP Cheque Listing  
Cheque # From 023875 To 023920(Cheques only)

Page: 2 of 2  
Date: 04/04/16  
Time: 11:10:38

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
023910	002	29/03/2016	PI110	PUROLATOR INC	430517766	MAXXAM	109.04		109.04	
023911	002	29/03/2016	RG350	RECEIVER GENERAL F	2016-03-07	RADIO AUTHORIZATIO	1,913.00		1,913.00	
023912	002	29/03/2016	SC006	SOFTCHOICE CORPORA	4619775	TOUGHPAD DOCKING S	3,635.70		3,635.70	
023913	002	29/03/2016	SD199	SCHRAMM DESIGN	2774	WHISKEY DOCK SIGN	3,080.00		3,080.00	
023914	002	29/03/2016	SI604	SHU IAN	121800	SHU-FITNESS/WINTER	147.60		147.60	
023915	002	29/03/2016	SS419	SOLIDARITY SNACKS	442	ECC MEETING SNACKS	64.58		64.58	
023916	002	29/03/2016	UC142	UCLUELET CONSUMER'	71689829 71689347 71691881 71690679 71690670 71690594 71686995 71687059 71688136 71687743 71687752	#12 #24 #4 #23 #3 #2 #24 #10 #9 #2 #23	54.40 63.22 121.10 59.65 95.21 53.00 109.40 137.74 92.74 67.95 53.79		908.20	
023917	002	29/03/2016	UC142	UCLUELET CONSUMER'	71692429 71696074 71696800 71692943 71694735 71694108 71694077 71694153 71697230 71695824 71692740	#10 #10 1 TON WHITE RANGER #1-2002 Chev WHITE RANGER/JERRY #23-GREY RANGER WHITE RANGER #2-CANYON #24-F150 #3 GMC #24	81.01 88.85 12.88 110.00 135.60 45.38 28.31 53.12 103.85 63.29 97.92		820.21	
023918	002	29/03/2016	UC142	UCLUELET CONSUMER'	CO1092310 CO1040693 CO1123842 CO1077223 CO1095269 CO1043543 CO1106246	DEVRIES-AFTERSCHOO FAMILY DAY FOOD COFFEE MACHINE/CRE M&C MEETING DEVRIES-AFTERSCHOO AFTERSCHOOL PROG. FUNDRAISER DANCE-B	41.94 107.31 56.92 71.39 38.42 16.98 17.94		350.90	
023919	002	29/03/2016	UP459	UCLUELET PETRO-CAN	17120662 17120606	REPLACEMENT/WIPER REPAIRS/OIL AND BA	51.05 153.32		204.37	
023920	002	29/03/2016	UR849	UCLUELET RENT-IT C	22810	SEWER-PENINSULA/FI	436.80		436.80	
Total:							155,725.35	0.00	155,725.35	

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





## STAFF REPORT TO COUNCIL

Council Meeting: APRIL 12, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER **FILE NO:** 3900-25 BYLAW 1193  
**SUBJECT:** HARBOUR REGULATION BYLAW AMENDMENT – PROPOSED BYLAW No. 1193, 2016  
**ATTACHMENTS:** APPENDIX A - REPORT TO COUNCIL ON MARCH 22, 2016

---

**RECOMMENDATION(S):**

1. **THAT** Council gives Fourth Reading (and subsequent Adoption) to proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016;

**OR**

2. **THAT** Council abandon proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016.

**PURPOSE:**

The purpose of this report is to present for Council consideration an amendment bylaw to declassify recreational vessel owners and to increase the Recreational Moorage rates in Ucluelet Harbour Regulation Bylaw No. 1134, 2011.

**Respectfully submitted:**

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

Jeanette O'Connor, CFO

FOR REFERENCE



## STAFF REPORT TO COUNCIL

Council Meeting: MARCH 22, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER

**FILE NO:** 3900-25 BYLAW 1193

**SUBJECT:** HARBOUR REGULATION BYLAW AMENDMENT – PROPOSED BYLAW NO. 1193, 2016

### RECOMMENDATION(S):

1. **THAT** Council gives up to three readings to proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016;

**or**

2. **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**

3. **THAT** Council abandon proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016.

### PURPOSE:

The purpose of this report is to present for Council consideration an amendment bylaw to declassify recreational vessel owners and to increase the Recreational Moorage rates in Ucluelet Harbour Regulation Bylaw No. 1134, 2011.

### BACKGROUND:

Currently, recreational vessel owners are classified as residents, resident seniors, or transients. The Harbour Authority desires that there no longer be disparate classifications of recreational vessel owners.

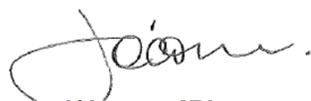
All rates at the harbour are being analyzed at this time, as there has been no change in rates in the last several years. In conversation with the consultant hired by the District to analyze fees and charges of the municipality, and at the direction of the Ucluelet Harbour Authority, it is proposed that an increase in rates will bring the District of Ucluelet rates more in line with other moorage providers and to ensure we are able to cover operational and capital costs of the Inner and Outer Basins of the Small Craft Harbour facility.

**FOR REFERENCE**

**SUMMARY AND CONCLUSION:**

Staff recommend the proposed District of Ucluelet Harbour Regulation Amendment Bylaw No. 1193, 2016 be given up to three readings.

**Respectfully submitted:**

A handwritten signature in black ink, appearing to read "Jeanette O'Connor". The signature is written in a cursive style with a large initial "J".

Jeanette O'Connor, CFO



**DISTRICT OF UCLUELET**

**Bylaw No. 1193, 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. 1193, 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. District of Ucluelet Harbour Regulation Bylaw No. 1134, 2011 is hereby amended as follows:
  - a. In Part 13 – RULES FOR DETERMINING RESIDENCE, Council deletes:
    - “1. The following rules apply to determine the area in which a person is a resident:
      1. a person is a resident of the area where the person lives and to which, whenever absent, the person intends to return;
      2. a person may be the resident of only one area at a time for the purposes of this bylaw;
      3. a person does not change the area in which the person is a resident until the person has a new area in which the person is a resident;
      4. a person does not cease being a resident of an area by leaving the area for temporary purposes only.
    - “2. As an exception to part one above, if a person establishes for the purposes of attending an educational institution a new area in which the person is a resident that is away from the usual area in which the person is a resident, the person may choose for the purposes of this bylaw either the usual area or the new area as the area in which the person is a resident.

- b. In SCHEDULE "A", Council:  
 ii. deletes the following table

**Resident Recreational**

	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>	<b>Quarterly</b>	<b>Annual</b>
Oct 1 to Mar 31	\$ .55	\$3.30	\$4.95	\$7.70	\$40.50
Apr 1 to Sep 30	\$ .80	\$4.80	\$6.35	\$16.00	\$40.50

- iii. and inserts the following table in its place.

**Recreational**

	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>	<b>Quarterly</b>	<b>Annual</b>
Oct 1 to Mar 31	\$0.60	\$3.65	\$5.45	\$8.50	\$44.55
Apr 1 to Sep 30	\$0.90	\$5.30	\$7.00	\$17.60	\$44.55

- c. In SCHEDULE "A", Council:  
 iv. deletes the following table in its entirety.

**Resident Recreational Seniors (60+) Proof of age required**

	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>	<b>Quarterly</b>	<b>Annual</b>
Oct 1 to Mar 31	\$ .50	\$3.00	\$4.50	\$7.00	\$36.50
Apr 1 to Sep 30	\$ .80	\$4.80	\$6.35	\$16.00	\$36.50

- v. deletes the following table in its entirety.

**Transient Recreational**

<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>	<b>Quarterly</b>	<b>Annual</b>
\$ .80	\$4.80	\$15.00	\$37.50	\$65.00

**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 22nd day of March, 2016.

**READ A SECOND TIME** this 22nd day of March, 2016.

**READ A THIRD TIME** this 22nd day of March, 2016.

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

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Harbour Regulation Bylaw No. 1193, 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 22, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

---

**FROM:** JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER

**FILE NO:** 3900-25 BYLAW 1196

**SUBJECT:** UCLUELET CEMETERY BYLAW AMENDMENT – PROPOSED BYLAW NO. 1196, 2016

**ATTACHMENTS:** MARCH 22, 2016 REPORT TO COUNCIL

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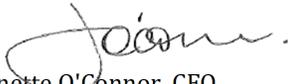
**RECOMMENDATION(S):**

1. **THAT** Council give Fourth Reading and subsequent Adoption to proposed District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016;  
**OR**
2. **THAT** Council direct staff to amend proposed District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016 per Council's direction **AND THAT** the amended bylaw be brought forward at a subsequent meeting;  
**OR**
3. **THAT** Council abandon proposed District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016.

**PURPOSE:**

The purpose of this report is to present for Council consideration an amendment bylaw to adjust the rates in Ucluelet Cemetery Bylaw No. 604, 1993. Council received the proposed bylaw for consideration at the March 22, 2016 Regular Meeting, where the bylaw received three readings.

**Respectfully submitted:**

  
Jeanette O'Connor, CFO

**FOR REFERENCE**



## STAFF REPORT TO COUNCIL

Council Meeting: MARCH 22, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER

**FILE NO:** 3900-25 BYLAW 1196

**SUBJECT:** UCLUELET CEMETERY BYLAW AMENDMENT – PROPOSED BYLAW NO. 1196, 2016

**RECOMMENDATION(S):**

1. **THAT** Council give up to three readings to proposed District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016;  
**OR**
2. **THAT** Council direct staff to amend proposed District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016 per Council's direction **AND THAT** the amended bylaw be brought forward at a subsequent meeting;  
**OR**
3. **THAT** Council abandon proposed District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016.

**PURPOSE:**

The purpose of this report is to present for Council consideration an amendment bylaw to adjust the rates in Ucluelet Cemetery Bylaw No. 604, 1993.

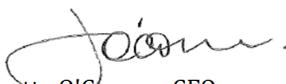
**BACKGROUND:**

All fees and charges are being analyzed at this time. The rates in the Ucluelet Cemetery Bylaw No. 604, 1993 have not been adjusted since the bylaw was adopted and those rates do not cover the costs of the services provided. The suggested rates will enable the District of Ucluelet to cover more of the operational costs of providing cemetery services to the community.

**SUMMARY AND CONCLUSION:**

Staff recommend the proposed District of Ucluelet Cemetery Amendment Bylaw No. 1196, 2016 be given up to three readings.

**Respectfully submitted:**

  
Jeanette O'Connor, CFO

**DISTRICT OF UCLUELET**

**Bylaw No. 1196, 2016**

A bylaw to amend District of Ucluelet Cemetery Bylaw No. 604, 1993

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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 Cemetery Amendment Bylaw No. 1196, 2016”.

**Application**

2. This bylaw amends the indicated provisions of District of Ucluelet Cemetery Bylaw No. 604, 1993.

**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 Cemetery Bylaw No. 604, 1993, 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. District of Ucluelet Cemetery Bylaw No. 604, 1993 is hereby amended as follows:
  - a. Deleting Schedule “C” in its entirety,  
and
  - b. Inserting the amended Schedule “C” attached hereto and forming part of this Bylaw.

**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 22nd day of March, 2016.

**READ A SECOND TIME** this 22nd day of March, 2016.

**READ A THIRD TIME** this 22nd day of March, 2016.

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

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Cemetery Bylaw No. 1196, 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 "C"**  
**BYLAW 1196, 2016**

**CEMETERY RATES & FEES**

	<b>Price</b>	<b>Care Fund Contribution</b>	<b>Total</b>
Adult size	\$500.00	\$175.00	\$675.00
Cremated remains size	\$200.00	\$50.00	\$250.00
<b>Cemetery Services</b>			
<b>Opening and closing of grave for Burial</b>			
Adult size	\$800.00	\$0.00	\$800.00
Cremated remains size	\$250.00	\$0.00	\$250.00
<b>Opening and closing grave for Exhumation</b>			
Adult size	\$1,500.00	\$0.00	\$1,500.00
Cremated remains size	\$500.00	\$0.00	\$500.00
All Burials after 4:00 pm, Monday to Friday	Add \$350 to opening & closing burial rates		
All Burials on Saturday, Sunday or Statutory Holidays	Add \$450 to opening & closing burial rates		
<b>Miscellaneous Fees</b>			
Transfer or Surrender of License	\$25.00	\$0.00	\$25.00
Grave Liners	\$700.00	\$0.00	\$700.00
Field of Honour Crosses	\$35.00	\$10.00	\$45.00
<b>Installation of Memorials</b>			
<b>Granite Memorials</b>			
- 20.32 cm x 30.48 cm (8" x 12")	\$150.00	\$25.00	\$175.00
- 25.4 cm x 45.72 cm (10" x 18")	\$175.00	\$25.00	\$200.00
- 30.48 cm x 50.8 cm (12" x 20")	\$200.00	\$25.00	\$225.00
- 45.72 cm x 76.2 cm (18" x 30")	\$225.00	\$25.00	\$250.00

<b>Bronze Memorials (set in concrete)</b>			
- 20.32 cm x 30.48 cm (8" x 12")	\$200.00	\$25.00	\$225.00
- 25.4 cm x 45.72 cm (10" x 18")	\$225.00	\$25.00	\$250.00
- 30.48 cm x 50.8 cm (12" x 20")	\$250.00	\$25.00	\$275.00
- 45.72 cm x 76.2 cm (18" x 30")	\$275.00	\$25.00	\$300.00
<b>Removal &amp; Reinstallation of Memorials</b>	\$125.00	\$0.00	\$125.00
- re-installed in concrete	\$50.00	\$0.00	\$50.00



## STAFF REPORT TO COUNCIL

Council Meeting: April 12<sup>th</sup>, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** JOHN TOWGOOD, PLANNER 1      **FILE NO:** 3360-20      **FOLIO:** 175.995      **REF:** RZ16-04

**SUBJECT:** PROPOSAL TO AMEND ZONING BYLAW NO. 1160, 2013 BY ADDING THE DEFINITION FOR MICROBREWERY AND ADD MICROBREWERY AS A PERMISSIBLE USE TO 1601 PENINSULA WITHIN THE VILLAGE SQUARE COMMERCIAL (CS-1) ZONE.

**ATTACHMENT(S):** APPENDIX A - REZONING APPLICATION SUBMISSION

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

**THAT** Council considers approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1194, 2016 be given First and Second Reading and be advanced to a Public Hearing;

**OR**

2. **THAT** the rezoning application associated with Zoning Amendment Bylaw No. 1194, 2016 be considered and determined not to proceed further.

### **PURPOSE:**

To provide Council with information with respect to an application to add a microbrewery use to 1601 Peninsula which falls within the Village Square Commercial (CS-1) zone.

### **BACKGROUND:**

An application has been received to add a microbrewery use with accessory retail sales, tasting areas and lounge to 1601 Peninsula (the subject property). While the neighbourhood pub use, similar to the microbrewery lounge use, is allowed within the subject properties CS-1 zoning, the microbrew element involves a process of an industrial nature and this specific mixed use is not currently clearly defined in Ucluelet's zoning bylaw.

### **ANALYSIS:**

Microbreweries with lounge endorsements are becoming increasingly popular and successful throughout British Columbia. These microbreweries although industrial in nature are developing a commercial draw in their own right. It is this commercial draw that makes this industrial based use appropriate for key commercial locations. Since a Neighbourhood Pub is allowed within the CS-1 zoning the focus of this zoning amendment report is the industrial nature of the microbrew element not the lounge aspect of the operation. Breweries are classed by the Provincial Government taxation guidelines into small, medium, and large facilities. There are 75-80 Small breweries or microbreweries in BC that produce 1,000 hl to 15,000 hl of beer per year. The small brewery sector is showing increasing growth potential across BC with microbreweries creating economic benefits

for local economies and becoming tourist draws in their own right. The applicant is proposing a small brewery or microbrewery that would produce less than 2,500 hl. There are many examples of Microbreweries that are located in or close to commercial cores and the following are a few examples from Vancouver Island:



**Townsite Brewing, Powell River:** Allowed as Light manufacturing, processing (a business offering liquor and liquor products for sale to the general public).



**Gladstone, Courtney:** Allowed as Micro-Brewing limited to 400 m2 (4,300sqft) and including accessory retail sale of goods produced on site



**Cumberland Brewery, Cumberland:** Allowed as a commercial use with the producing aspect associated to the liquor primary use.



**Longbow Brewery, Nanaimo:** Allowed as a Microbrewery use with the brew pub under a separate Brew Pub use:

*MICRO-BREWERY use - means a small scale brewery dedicated to producing less than 12,500 hl of beer per year for sale to a number of licensed establishments and/or liquor stores within a local distribution area. Ancillary sales and tasting of beer brewed on-site shall be permitted. The Gross Floor Area of a micro-brewery shall not exceed 557m<sup>2</sup>.*

*BREW PUB - means a Neighbourhood Pub that manufactures up to 6,000 hectolitres of beer per year for on-site consumption and for sale on-site or to an off-site licensed establishment and/or liquor store within the local distribution area.*

Planning Staff have contacted the Local Governments for those Vancouver Island microbreweries that are located in commercial centers. The resounding feedback has been positive with no complaints based on noise, smell, waste materials or loading. That being said there will be impact with the loading and unloading of material as the subject site does not have a designated onsite loading space. The applicant has indicated they will schedule those deliveries in the early hours of the morning similar to what the other businesses are currently doing. The lack of parking and loading was addressed when the property was rezoned to CS-1 and in Development Permit DP13-02. The brewing process will have two main waste byproducts. Solids which the applicant has proposed to remove to farms or the local landfill. Liquids which the applicant proposes to neutralize and drain into the sanitary sewer. It should be noted that the applicant will have to prove that use of the District of Ucluelet's sanitary sewer will cause no harm to the system before being allowed to connect.

Microbreweries must obtain a manufacturing licence issued by the Liquor Control and Licensing Branch (LCLB). A brewery is defined by the LCLB as a company that makes beer and is permitted to provide free samples for tasting, operate a retail store and apply for four additional uses:

- a lounge - allows for customers to purchase and consume product made on site;
- special event area - for events such as weddings;
- tour area - where the customer can tour the site; and
- picnic area - where a customer can consume purchased product (similar to a winery picnic area)

The lounge endorsement acts in many ways like a neighbourhood pub or a liquor primary establishment and as such would require specific Local Government approval by way of a Council resolution before LCLB approval. The following are LCLB policy directives which outlines the limited sale of all liquor types in Manufacturer Lounges:

*17.20.3 Lounge endorsement area(s)*

*This endorsement allows patrons to consume liquor in a designated lounge area on the manufacturing site. In the case of a brewery or distillery patrons may consume products registered to the licensee by the glass (or other single serving). A lounge may include an indoor lounge area, a standalone outdoor patio area, or both. A lounge may be located in whole or in part in:*

- *an area designated as a sampling room,*
- *an on-site store, and /or*
- *a tour area.*

*Where there is a patio as well as an interior lounge area, the patio must be located adjacent to the interior lounge and meet patio policy requirements as per section 6.4 of this manual. The addition of a lounge or patio must be approved by the Branch and the local government /First Nation and have an occupant load determined by local officials (see chapter 3 for details on the application process for a lounge and the requirements for local government/ First Nation input). The applicant or licensee is responsible for complying with any local bylaws related to the patio. Patios must be designed to prevent noise disturbances to nearby residents and minimize the occasions where servers would be required to pass through an unlicensed area. To control patron access and egress, patios must be suitably bounded (e.g. by fencing, railings, planters, hedges, roped stanchions etc) and must have appropriate lines of sight for management of the area. The Agricultural Land Commission (ALC) may restrict the size and capacity of a lounge and/or patio lounge. Prior to submitting an application, applicants must verify if restrictions exist and provide details as applicable. Minors are permitted in lounges when they are:*

- *accompanied by a parent or guardian, or*
- *employed or retained as entertainers to entertain in the establishment*

*Hours of operation for lounges, subject to limitation by the general manager, are between 9 a.m and 4 a.m. of the next day. [Liquor Control and Licensing Act, section 35 Regulation, section 18(4)]*

#### *17.20.10 Food service in lounges and special event areas*

*Unless exempted by the general manager, lounge and special event areas must make, at a minimum, a reasonable variety of hot or cold snacks and non-alcoholic beverages available to patrons at reasonable prices. Food service in the range generally offered by a restaurant is not expected, however packaged snacks such as chips, peanuts, and those commonly found in vending machines do not meet the minimum food requirement for lounges and special event areas. [Liquor Control and Licensing Act, section 73(1), Liquor Control and Licensing Regulations, sections 18(6) and 34, Liquor Control and Licensing Branch Policy]*

#### *17.20.11 Food preparation facilities in lounges and special event areas*

*In the course of inspecting the licensed premises of lounges and special event areas, inspectors may inspect the records and licensed premises and consider whether the establishment has food preparation facilities sufficient to dispense the food items required by regulation. [Liquor Control and Licensing Act, section 73(1), Liquor Control and Licensing Regulations, sections 18(6) and 34, Liquor Control and Licensing Branch Policy]*

**OCP**

The base use of a microbrewery is industrial which is not supported by the OCP for the area. But given the strong commercial elements associated with tastings, the tours, the retail sales and the lounge endorsement area, Planning Staff consider that the Microbrewery use is consistent with a commercial and pedestrian focus of the Village Square. The Official Community Plan (OCP) supports the zoning amendment as follows:

In the Village Square Policies section of the OCP:

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

**Zoning**

The use proposed requires the creation of a new definition within the zoning bylaw and a site specific CS-1 zoning amendment. Since a microbrewery involves an industrial element that is not normally appropriate to commercial environments we want to ensure that any microbrewery proposed for CS-1 would have a strong commercial component. Working with the applicant to ensure the definition meets their needs and any future expansion. Planning Staff propose the addition of the following definition to zoning bylaw 1160:

*"Microbrewery" means a Neighbourhood Pub that manufactures up to 6,000 hectolitres of beer per year for on-site consumption and for sale on-site or to an off-site licensed establishment and/or liquor store within the local distribution area.*

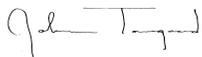
This definition links Microbrewery to the Neighbourhood Pub use already in place in the CS-1 zone. To be clear the Neighbourhood Pub commercial element must be in place for a Microbrewery to operate. Planning Staff also propose the addition of the following site specific use to the CS-1 zone in the zoning bylaw 1160:

*CS-1.1.5 PID 006-240-852, Lot A, Plan VIP3550, District: 09 [1601 Peninsula Road],  
Microbrewery is also permitted as a principle use.*

This zoning amendment will allow for Microbrewery to be allowed on the subject site only. If this Microbrewery was to expand past 6,000 hl the applicant could expand to the CD-1 Eco-Industrial Park zone which allows for the industrial element of the microbrewery but not the liquor primary neighbourhood pub.

**SUMMARY:**

The proposed zoning amendment to allow a Microbrewery use on the subject property is consistent with the OCP because of the commercial appeal associate to the proposed use. Microbreweries have been shown to be successful additions to the commercial centers across BC with the industrial nature of the microbrewery having minimal impact to the surrounding neighbourhood.

**Respectfully submitted:**



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John Towgood, Planner 1

## APPENDIX A

March 3, 2016

**To:** Ucluelet Mayor and Council  
**From:** Dennis Morgan, Proponent

**Proposal:** to amend the Zoning Bylaw to add “microbrewery” (as defined by production volume or brewing square footage – see below) with lounge and retail as a permitted use within CS-1 zoning (Village Square Commercial).

### Dear Mayor and Council,

This letter is meant to provide background and rationale for adding “microbrewery” as a permitted use in CS-1 zoning. I am seeking this addition so that I may move ahead with planning for a small microbrewery (less than 15 hectolitres) in the (former) St Aidan-on-the-hill church at 1601 Peninsula Rd. The brewery will have a lounge endorsement and it is envisioned that the seating capacity will be 60-80 people with additional deck space seasonally. A small “tapas” style kitchen would allow us to meet food requirements. Hours of operation are proposed as 12:00 (noon) – 11pm (May-Sept) and 12:00 – 10pm (Oct-April) seven days/week.

The property is currently zoned CS-1 (Village Square commercial): one of the Commercial and Mixed Commercial Accommodation Zones. Corresponding to the Village Square Designation in the Official Community Plan, the area “is intended to provide a vibrant social and cultural centre of the District with a mix of community uses, public amenity spaces and a strong pedestrian emphasis.” I believe a small neighbourhood microbrewery would fit well with that definition. Currently “Neighbourhood Pub” and “retail” are included in CS-1.

This request is not without precedent. Other areas in BC and beyond have allowed this use within commercial zones (as opposed to relegating them to areas zoned “industrial”) once the realization is made that small microbreweries operate at a scale hard to define as industrial. Small production size is what has allowed microbreweries to exist in harmony with varied commercial uses and add to the vibrancy of an area.

In the town of Cumberland’s C-1 zoning sits the Cumberland Brewery – a microbrewery (12 hectolitre brewing capacity) with a lounge endorsement. “Microbrewery” is not explicitly listed in Cumberland’s Permitted Principal Uses for the C-1 zone, although “Licensed Premises” and “Liquor Outlet” are. Cumberland Brewery has a small (less than 40 people plus seasonal deck) seating capacity and a custom designed brewing system that fits well in their small area. According to the owners the Mayor of Cumberland has been extremely supportive and “raves” about the positive impact the brewery has had in the area.

The town of Smithers (Plan B Brewing Company – no longer in operation) passed an amendment to their zoning bylaw (Bylaw # 1702; 2012) to add “microbrewery” as a permitted use in C-1 (Town Centre Commercial) zoning as defined as follows:

“Microbrewery” means a small-scale brewery that produces less than 15,000 hectolitres of beer annually and includes wholesaling, tours, tastings and retail sales and consumption of beer produced on-site.”

This definition would fit well for our proposed microbrewery as we would include all of the uses included in it and our production will be significantly less than 15,000 hectolitres (likely 1500-2400hl annually).

Victoria, home to Canada’s first in-house brew pub – Spinnakers - has three different Commercial Zones that allow brewery operations, including CA-19 (Swift Street Pub and Brewery District), CA-15 (Old Town Brewery District) and CA-16 (Old Town Pub and Brewery District). In order to keep the size of brewing operations small, the floor area where brewing actually occurs is limited (in none of the zones can it exceed 200sq m/2153 sq ft). Victoria has the highest number of breweries per capita in BC – a province where the microbrewing industry is booming. In our case we are planning on having the brewing operation take up approximately 1200 sq ft, largely in the basement of the building.

Courtenay, now home to 2 microbreweries (Gladstone and Forbidden Brew) allows microbreweries in C-1 (Commercial One Zone) again with limitations on area for brewing to 400sqm (4305 sq ft). The definition also includes accessory sales such as related merchandise (t-shirts, glassware etc) and retail beer sales (growlers, pils, kegs). We would offer those options.

Finally, and closest to home, is Twin Cities Brewery in Port Alberni. In 2015 the owner of that business (to open spring of 2016) was successful in getting an amendment to Port Alberni’s Zoning Bylaw that added “microbrewery” as a permitted use to the C3 (Service Commercial) zone. The definition used in their amendment is:

“Microbrewery means a facility, for the manufacturing of beer, that produces less than 10,000 hectolitres per year and is licensed under a Manufacturing License by the Province of British Columbia and may include the following accessory uses: wholesaling of, tours of, retail sales of, and tastings of beer produced on-site.”

I could continue to list examples of other areas that allow small breweries in areas zoned Commercial. The point I would like to make, however, is that other jurisdictions have embraced the idea that microbreweries bring economic activity

and a certain stature to towns, and thus welcome their presence in core areas. We believe that would be the case for our brewery in downtown Ucluelet.

Disposal of solid waste by-products and the loading and un-loading of raw materials and other supplies have been identified as issues needing to be addressed.

In terms of solid waste products all spent grain will be captured and made freely available locally as compost (eg School Garden) or animal food. If there is not enough local demand there is demand in the Alberni Valley and we could possibly coordinate shipping with Tofino Brewing who supply farms in the Port Alberni area. Where disposal in this fashion is unavailable this material will be trucked to the landfill so that no odours can accumulate in the area. Each 12 hectoliter batch produces approximately 3 cubic metres of spent grain. Yeast involved in the brewing process is partially recovered and the rest (less than a cubic metre per batch) is killed with hot water and washed into the sewage system. Warren Canon, Superintendent of Public Works, did not see a problem with that small of a volume of yeast slurry given that 1500 cubic metres of waste enters the lagoon per day. Even if our brewery were to have a “bad batch” and we had to dump the entire 1200l (12 hl) volume then that equates to 1.2 cubic metres and Mr. Canon did not see that (at an average alcohol content of 5%) having an impact on the system either. We do not foresee ramped up production to levels that would cause concern.

In terms of deliveries of raw materials we would schedule these for the early morning hours so that traffic in the area is not impacted (as do other businesses in the area). Where deliveries (or outgoing shipments of spent grain etc) are unavoidable during business hours we will ensure we have the person-power available to expedite these operations.

For caustic (ie alkaline or higher pH) cleaners, these will be neutralized to within an acceptable pH range (commonly pH 7-11 for sewage systems) and drained into the sewage system.

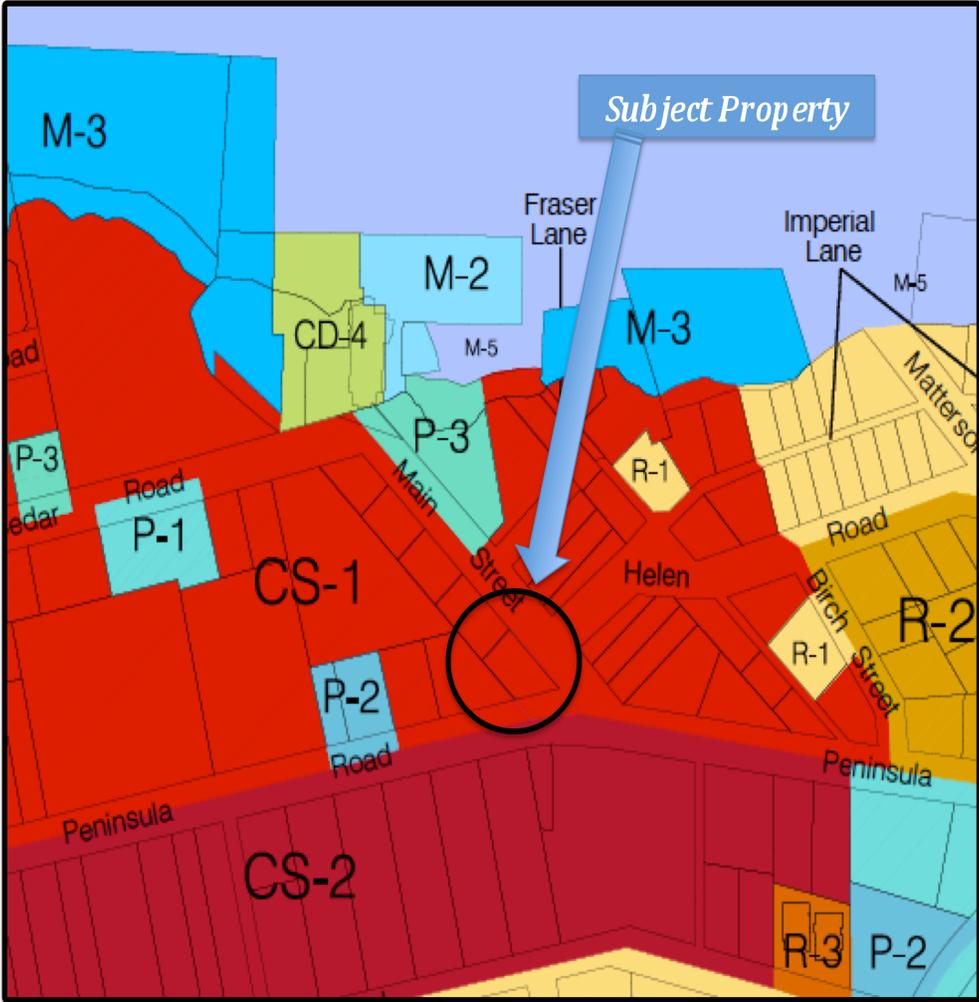
I ask that you initiate the process whereby “microbrewery” – as defined by either square footage or production size – is added to the permitted principal uses for the CS-1 (Village Square Commercial) zoning in downtown Ucluelet. It would be wonderful to see the former church put to good use in that area as a neighbourhood microbrewery.

Thank you for your consideration –

Dennis Morgan  
250-726-4153;

bamphibian@gmail.com

**Subject Property: Zoning Map**



*Addition of "Microbrewery" as CS-1 permitted use*



**DISTRICT OF UCLUELET**

**Bylaw No. 1194, 2016**

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

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**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;

THAT Zoning Bylaw 1160, 2016 be amended as follows:

1. That the following is added to Section 103 - Definitions:

"Microbrewery" means a Neighbourhood Pub that manufactures up to 6,000 hectolitres of beer per year for on-site consumption and for sale on-site or to an off-site licensed establishment and/or liquor store within the local distribution area.

2. That the following is added to Section CS-1.1 Permitted Uses:

CS-1.1.5 PID 006-240-852, Lot A, Plan VIP3550, District: 09 [1601 Peninsula Road], Microbrewery is also permitted as a principle use.

**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. 1194, 2016."

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Mayor  
Dianne St. Jacques

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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: April 12, 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

### RECOMMENDATION(S):

1. **THAT** Zoning Amendment Bylaw No. 1190, 2016 be given Third Reading;  
**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*  
 \_\_\_\_\_  
 John Towgood, Planner 1



**DISTRICT OF UCLUELET**

**Bylaw No. 1190, 2016**

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

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**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 8th day of March, 2016.

**READ A SECOND TIME** this 8th day of March, 2016.

**PUBLIC HEARING** held this 12th day of April, 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."

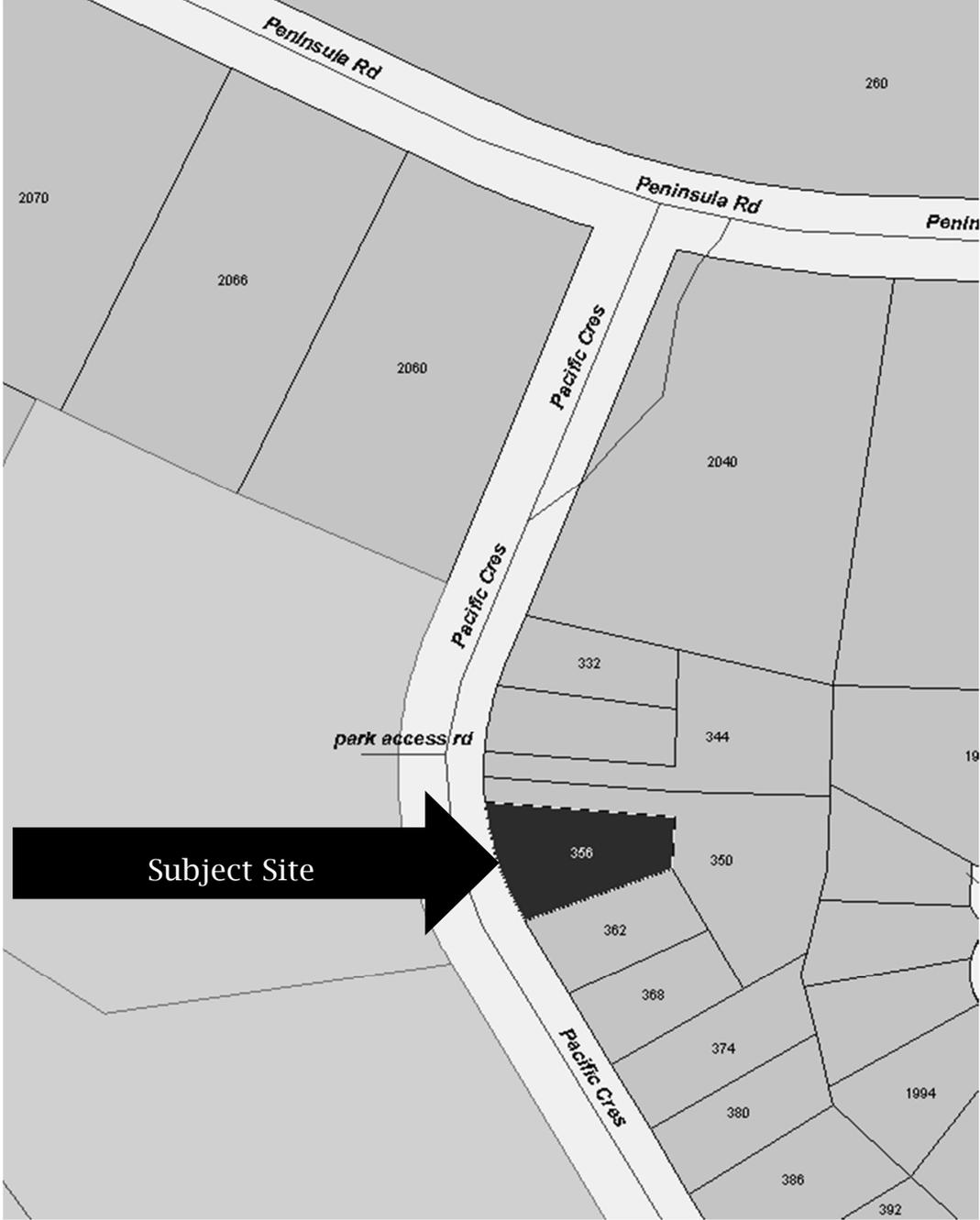
\_\_\_\_\_  
Mayor  
Dianne St. Jacques

\_\_\_\_\_  
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: April 12, 2016  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**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

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

**THAT** Council considers approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1191, 2016 be given Third Reading;
- 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.

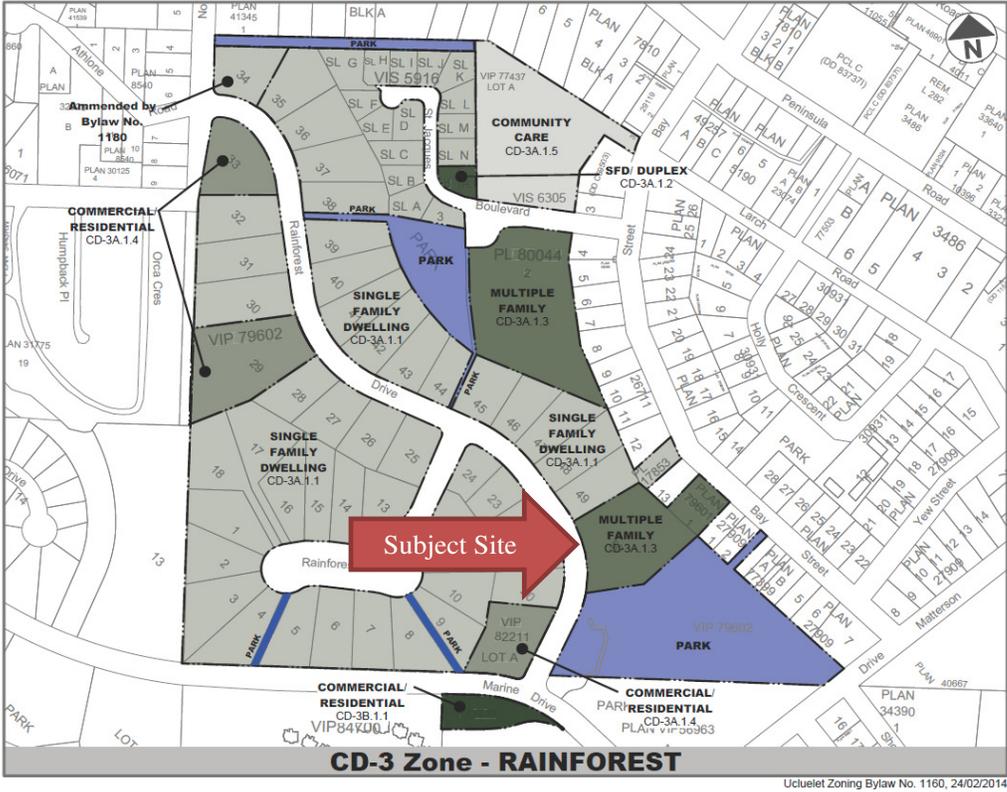


Figure 1

**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:

2 |

## 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 m<sup>2</sup> and 4,000 m<sup>2</sup>, or*

*(b) 6 guest rooms if lot area exceeds 4,000 m<sup>2</sup> (1 acre); plus*

*(2) 2 guest cottages per lot if lot area between 2,000 m<sup>2</sup> and 4,000 m<sup>2</sup>, or*

*(3) 4 guest cottages per lot if lot area exceeds 4,000 m<sup>2</sup> (1 acre).*

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

With the Subject lot area at 6306m<sup>2</sup> (67879ft<sup>2</sup>), maximum Density and Lot Coverage will be difficult to achieve and the lot would support four 400ft<sup>2</sup> 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.

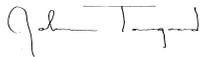
1. A "tot" park worth approx. \$20,000.00;
2. A skateboard park and associated parking area worth approx. \$200,000.00;
3. The rebuilding and reconstruction of the Big Beach Trail from Bay Street to Marine Drive and dedication of a public right-of-way from Bay Street to Big Beach (Big Beach Trail) worth 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 ft<sup>2</sup> 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:**




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John Towgood, Planner 1

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

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

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**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 8th day of March, 2016.

**READ A SECOND TIME** this 8th day of March, 2016.

**PUBLIC HEARING** held this 12th day of April, 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."

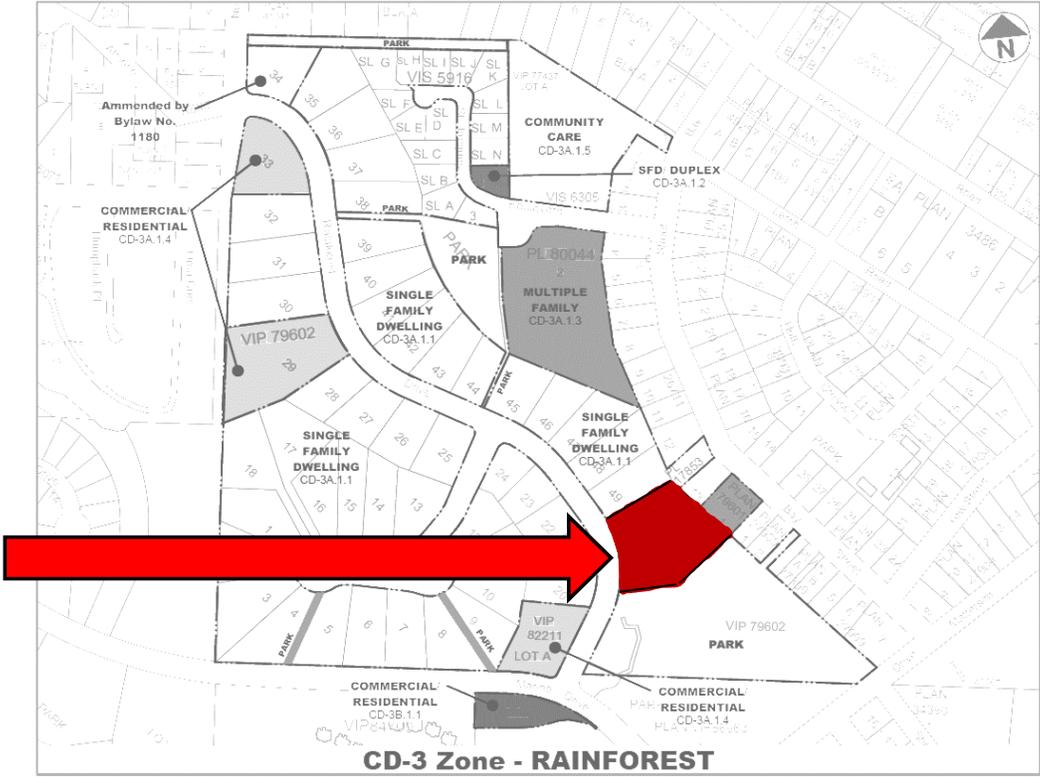
\_\_\_\_\_  
Mayor  
Dianne St. Jacques

\_\_\_\_\_  
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**



Ucluelet Zoning Bylaw No. 1160, 24/02/2014