



REGULAR MEETING OF COUNCIL
Tuesday, May 9, 2017 @ 6:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA

	Page
1. CALL TO ORDER	
2. CLOSED SESSION	
<i>Procedural Motion to Move In-Camera:</i>	
THAT the meeting be closed to the public in order to address agenda items under Section 90(1) (a) and (j) of the <i>Community Charter</i> .	
3. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
Council would like to acknowledge the Yuułu?íł?áth First Nations on whose traditional territories the District of Ucluelet operates.	
4. ADDITIONS TO AGENDA	
5. ADOPTION OF MINUTES	
5.1. April 25, 2017 Regular Minutes	5 - 13
2017-04-25 Regular Minutes	
6. UNFINISHED BUSINESS	
7. MAYOR'S ANNOUNCEMENTS	
8. PUBLIC INPUT, DELEGATIONS & PETITIONS	
8.1 Public Input	
8.2 Delegations	
• Lenora Lee, KPMG	
Re: Update on Audit for year ending December 31, 2016	
• Pam Shaw, Vancouver Island University	15
Re: OCP Review	
D-1 Delegation Request Form	
9. CORRESPONDENCE	
9.1. Request: Proclaim May as Missing Children's Month and May 25th as Missing Children's Day	17 - 19
<i>Child Find British Columbia</i>	
C-1 Child Find Proclamation	
9.2. Request: Participation in the Ocean Friendly Business Campaign - Rise Above	21

Plastics Program
Surfrider Pacific Rim
[C-2 Surfrider Pacific Rim](#)

10. INFORMATION ITEMS

- 10.1. Ferry Service in Barkley Sound 23 - 24
Ministry of Transportation and Infrastructure
[I-1 Ferry Service in Barkley Sound](#)

11. COUNCIL COMMITTEE REPORTS

- 11.1 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
- Recreation Commission
- Ucluelet Health Centre Working Group

=> *Other Reports*

- 11.2 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
- Alberni-Clayoquot Regional District Board – Alternate

=> *Other Reports*

- 11.3 Councillor Mayco Noel
Deputy Mayor October – December

- Ucluelet Volunteer Fire Brigade
- Central West Coast Forest Society
- Ucluelet Chamber of Commerce
- Tourism Ucluelet
- Signage Committee
- Clayoquot Biosphere Trust Society - Alternate
- Barkley Community Forest Board

=> *Other Reports*

- 11.4 Councillor Randy Oliwa

Deputy Mayor January – March

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

=> *Other Reports*

11.5 Mayor Dianne St. Jacques

- Alberni-Clayoquot Regional District Board
- West Coast Committee
- Airport Committee
- Coastal Community Network
- Groundfish Development Authority
- DFO Fisheries Committees for Groundfish & Hake
- Regional Fisheries Committees
- Pacific Rim Arts Society
- Whale Fest Committees
- Ucluelet Health Centre Working Group

=> *Other Reports*

12. REPORTS

12.1.	Expenditure Voucher G-9/17 <i>Jeanette O'Connor, CFO</i> R-1 Expenditure Voucher	25 - 28
12.2.	Update on the Official Community Planning Process <i>John Towgood, Planner 1</i> R-2 Update on the OCP	29 - 111
12.3.	Edge to Edge Marathon Road Closure & Additional Operational Requests <i>Abby Fortune, Director of Parks & Recreation</i> R-3 Edge to Edge Marathon 2017	113 - 116
12.4.	Request to Discharge Covenant EV152825 for Lot 1, VIP 76238 <i>John Towgood, Planner 1</i> R-4 Request to Discharge Covenant	117 - 133
12.5.	2016 Draft Financial Statements <i>Jeanette O'Connor, CFO</i> R-5 Draft Statements	135 - 149
12.6.	Request for Temporary Use Permit and Associated Development Variance Permit	151 - 166

John Towgood, Planner 1
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- 13. LEGISLATION
 - 13.1. **REPORT** 167 - 168
Zoning Amendment Bylaw No.1216, 2017 - Third Reading and Adoption
John Towgood, Planner 1
[L -1 Amend Zoning Bylaw No. 1160](#)
 - 13.2. **BYLAW** 169 - 170
Zoning Amendment Bylaw No. 1216, 2017
[Bylaw 1216, 2017](#)
- 14. LATE ITEMS
 - Late items will be addressed here as addenda items
- 15. NEW BUSINESS
- 16. QUESTION PERIOD
- 17. ADJOURNMENT

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, April 25, 2017 at 7:30 PM

Present: **Chair:** Mayor St. Jacques
 Council: Councillors McEwen, Oliwa, Mole, and Noel
 Staff: Jeanette O'Connor, Chief Financial Officer / Interim CAO;
 Morgan Dossall, Deputy Clerk; John Towgood, Planner I; Darcey Bouvier,
 Recording Secretary

Regrets:

1. CALL TO ORDER

1.1 Mayor St. Jacques called the meeting to order at 7:30 pm.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 Council acknowledged the Yuułu?iŋ?ath First Nations on whose traditional territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

4. ADOPTION OF MINUTES

4.1 April 11, 2017 Regular Minutes

2017-134 **It was moved by Councillor Oliwa and seconded by Councillor Mole**
 THAT Council approve the April 25, 2017 Regular Minutes as presented.

CARRIED.

5. UNFINISHED BUSINESS

6. MAYOR'S ANNOUNCEMENTS

6.1 Mayor St. Jacques provided an update on the Unidirectional Flushing Program from the Superintendent of Public works, noting that crews take approximately 2 hours per flushing location and 1 day to complete each zone, and the overall project is anticipated to be complete as of May 3, 2017

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

7.1 Public Input

D. Foster inquired as to where the District of Ucluelet would be

accessing water for the town in order to keep up with all the new construction.

- Mayor St. Jacques advised there are two current water sources: Lost Shoe Creek Aquifer & Mercantile Creek; a long term plan is to consider Kennedy Lake as a possible water source and see how we can afford that, together with our Partners across the Bay.

M. Brown commented on the potential huge expense of having to procure new water source; stated there is a lot of development going on now; would like to see something that is progressive and forward thinking be put in place so that all new buildings are mandated to put in a large tank to capture run off water that could be used.

S. Mills presented information on his opposition to the proposed Food Truck application. Mills provided measurements, stating the proposed location would be 12' off Larch Road and 30' away from Peninsula Road. Mills noted that he is not opposed to the Food Truck itself, only the location. Concerns regarding the location include: encroachment on the residential side of Larch Road; increased traffic and parking on Larch Road; loitering after hours; increase in crime; bright lights and video surveillance; noise concerns; increased number of people would be unacceptable for that area; smells; increased crows and the associated mess; the proposed fence, while it would be 6-8', the land is below grade so the fence would only be 3' higher than the road; fencing the area would close off the community and provide an area for transients to hide.

S. Stewart advised that he is willing to work with neighbour's concerns and within the guidelines of the OCP for his proposed Food Truck application.

D. Ludwig stated his opposition to the Food Truck application; was concerned the neighbouring residents weren't properly notified; reiterated key concerns as outlined by S. Mills; questioned why the District pushes applications forward without properly notifying the residents who would be directly affected.

- J. Towgood, District Planner, advised that the applicant was directed to get their message out to the public. They did run out of time to have the notices mailed, therefore they asked the District to assist with getting the message out so the whole neighbourhood would be informed.

Allison stated their opposition to the Food Truck; concerns included: safety issues; large amount of children and seniors use Larch; easement to Davidson Plaza already sees a barrage of traffic; food open late will disturb neighbourhood whereas a proper commercial building would contain the noise; parking crisis; questioned why other applicants are being denied but this application appears to be going forward

- Councillor Noel advised that the application for a whale watching mobile unit at Howlers was denied due to concerns about: pedestrian traffic, busy location, crosswalk, adding more congestion, and cars backing onto Peninsula. Second application by the Army and Navy was withdrawn by the applicant

Allison inquired if Council was looking at proposing any parking solutions in general.

- Mayor St. Jacques advised they are, however it does cost a lot of money, noting that Council is considering the options and potential solutions.

T. Henry commented on the Cedar Road parking lot and how it is underutilized. Also commented how busy the empty lot across from Ukee Dogs.

P. Ashby stated their opposition to the Food Truck application. Commented on the negative effects of the increased traffic on Larch Road. Also inquired about the laneway and it's proper use. J. Towgood stated he has not looked at the land title to see if it's a registered laneway; does not think it's registered or in the OCP. However, the area is commercial and Zoning also calls it commercial. Council has legislated that area to be commercial.

A. Marshall feels the food truck is a fantastic idea, however does not agree on the location (albeit she stated she does not live in the immediate area). Commented on the fact local people use the back streets to get away from influx of tourist traffic that clog the main roads. Would be advantageous to look at the issue in a bigger picture, centralize and not put food trucks into neighbourhoods. Believes its naive to think that no matter how much beautifying is done, 3 parking spots would not help the issue; suggested Council to look at a place in town that would make more sense.

8. CORRESPONDENCE

8.1 Invitation re: Day of Mourning on April 28, 2017 United Steelworkers Local 1-85

2017-135 **It was moved by Councillor Noel and seconded by Councillor McEwen**
THAT Council receive correspondence item "Day of Mourning" for information.
CARRIED.

8.2 Public Input re: St. Jacques Park Development Cary McPherson et. al.

- Councillor Noel noted his appreciation in seeing Ms. McPherson's letters to Council, noting they are well thought out and provide great perspective.
- Mayor St. Jacques advised she attended the meeting last night, where public input was heard and concerns were addressed.

2017-136 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council receive correspondence item, "St. Jacques Park Development" for information.
CARRIED.

9. INFORMATION ITEMS

9.1 Conserving Amphibian Habitats Wetland Stewards for Clayoquot & Barkley Sounds

- Councillor Mole requested confirmation that the District of Ucluelet did not pay for this report; Mayor St. Jacques stated the District did not pay for it.

2017-137 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council receive information item, "Conserving Amphibian Habitats" for information.
CARRIED.

2017-138 **It was moved by Councillor Mole and seconded by Councillor Oliwa**
THAT Council write a letter to the Wetland Stewards For Clayoquot & Barkley Sounds, thanking them for their detailed report.
CARRIED.

10. COUNCIL COMMITTEE REPORTS

10.1 Councillor Sally Mole
Deputy Mayor April – June

Coastal Family Resource Coalition

- The Coalition is holding a day long workshop next Wednesday. This group has had such a great impact on our communities. At present there is an interim coordinator, however they are looking to build a bit more structure into the coalition and governance. For example, how to become a member, how to get involved. The Coalition has been a grassroots organization for over 15 years; has grown enough to be at that point it needs to create some parameters, guidelines and direction for the organization.

Food Bank on the Edge

- Is currently preparing for it's AGM in the latter half of June. Applied for and received a grant from the Clayoquot Biosphere Trust for \$1000. This will be used to conduct a feasibility study for new locations for the food bank. They are asking for 3 options, and will be starting work soon.

Recreation Commission

- The Commission missed an April meeting; Chair and Vice Chair were away. At the March meeting group discussed the terms of reference; St. Jacques Park; Edna Batchelor Park; Canada day and how the Commission is not ready to jump into fundraising just yet. Will talk about fundraising and event support at the next meeting. The Commission will also keep in touch with the Recreation Department regarding Alder Street Parkette and the skate park improvements. Will possibly ask the Parks and Recreation Director to the next meeting.
- Councillor Noel asked for an update on the new park and whether or not it would be ready for Canada Day; Councillor Mole noted that they are hoping for mid-June. However can't guarantee it, especially when pouring concrete in such wet conditions

=> Other Reports

- The Hospice Society has started a walking program. Talked to Executive Director, who has seen her work evolve into working with seniors a lot more in both communities. Their mandate is more end of life care, however she is getting more calls/need from seniors with mobility issues/social issues. The Executive Director has become a bit of a resource go-to for local seniors. Did advise the Executive Director the District currently received a grant from the New Horizons Grant Program.

This money is directed to promote interaction, communication for seniors by seniors and that she might be able to work with the Director of Parks and Recreation to get a regional program going.

10.2 Councillor Marilyn McEwen
Deputy Mayor July – September

=> **Other Reports**

- Arts BC conference happening this weekend. Tofino Council is well represented, yet none of Ucluelet Council has registered. Noted it would be nice to support if anyone from Council could attend; Mayor St. Jacques noted she would be attending a portion of it this weekend.

10.3 Councillor Mayco Noel
Deputy Mayor October – December

Barkley Community Forest Board

- Inquired if Council would be able to do a tour with the Board members on June 6th at 9:00am. They anticipate the tour would take approximately 4 hours. Would also send an email to The Westerly and other media to see if there is interest for them to come along as well.

10.4 Councillor Randy Oliwa
Deputy Mayor January – March

No meetings to report

10.5 Mayor Dianne St. Jacques

Alberni-Clayoquot Regional District Board

- Next meeting is tomorrow.

West Coast Committee

- Met in regards to the architects for the Multiplex design. This was an all-day meeting, with various companies presenting; there will be a decision forthcoming.

Pacific Rim Arts Society

- Arts BC Conference this weekend and will take place in both Tofino and Ucluelet.

=> **Other Reports**

- Currently in the process to hire a new CAO; conducted interviews last week. There were 41 applications and Council is moving forward.

2016-139 **It was moved by Councillor McEwen and seconded by Councillor Oliwa.**
THAT Council accept all committee reports as presented.

CARRIED.

11. REPORTS

11.1 Expenditure Voucher G-08/17
Jeanette O'Connor, CFO

2017-140 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council receive Expenditure Voucher G-08/17 for information.

CARRIED.

11.2 Approval of Food Truck Business License and Development
Variances

John Towgood, Planner 1

- Councillor Noel: raised concerns over congestion, traffic flow, and adherence to OCP
- Councillor Mole: raised point that the property is zoned commercial, and the zoning allows for mobile vending on that property; believes applicants have listened to concerns and dealt with them as best as they can
- Mayor St. Jacques: raised concerns over washrooms being removed from the proposal, closing the Larch laneway, adherence to OCP, and fit to "mobile vending" description
- Councillor McEwen: noted "for" and "against" petitions had almost equal number of signatures; neighbourhood not in favour
- Councillor Oliwa: raised concerns over adherence to OCP

2017-141 **It was moved by Councillor Oliwa and seconded by Councillor Noel**
THAT Council move recommendation 2 of report item, "Approval of Food Truck Business License and Development Permit Variances for 1636 Peninsula Road", which states:

2. THAT this application be considered and denied.

CARRIED.

12. LEGISLATION**12.1 REPORT**

Request to Rescind Third Reading - Zoning Amendment Bylaw No.

1216, 2017**John Towgood, Planner 1**

2017-142

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Council rescind third reading of report item, "To Amend Zoning Bylaw No. 1160, 2013 by Rewording the Exception to Section 306.2 to Allow this Exception to Cover more than Master Development Agreement Associated with a Comprehensive Development (CD) Zone" which states:

1. *THAT Zoning Amendment Bylaw No. 1216, 2017 have the Third Reading rescinded to allow for the required notification for waiving of a public hearing.*

CARRIED.

12.2 BYLAW**Bylaw No. 1216, 2017**

2017-143

It was moved by Councillor McEwen and seconded by Councillor Noel

THAT Third Reading of Zoning Amendment Bylaw No. 1216, 2017 be rescinded.

CARRIED.

13. LATE ITEMS**14. NEW BUSINESS****14.1 Councillor Noel**

- Requested a year-to-date expense on the lagoon project; Jeanette O'Connor stated it is around \$485,000. Noted it is close to finishing and still have a few holdbacks remaining.
- Requested an update from Public Works on the drainage issue across from the Canadian Princess. This issue has been ongoing for the past 6 months; requested a timeline from Public Works on when this matter will be addressed.
- At the next Committee of the Whole, proposed discussion of District issues surrounding traffic.

14.2 Councillor Oliwa

- Noted his comment at the last Council meeting that Ucluelet is the only school without a Vice Principal. Update is that this position will be posted and SD70 will be funding a Vice Principal for the school.

14.3 Councillor Mole

- Noted the All Candidates meeting will be at the Ucluelet Community Centre tomorrow night at 7:00 pm.

14.4 Councillor McEwen

- Noted in the cheque run there was a fairly large item for records management. Requested an update at a future meeting on how this is progressing.

15. QUESTION PERIOD

15.1 Council received questions and comments from the public re:

- Comments on traffic concerns and redirecting the flow of traffic through town.

16. CLOSED SESSION

16.1 Procedural Motion to Move In-Camera

2017-144

It was moved by Councillor Noel and seconded by Councillor Oliwa

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

CARRIED.

- 16.2** Mayor St. Jacques suspended the regular meeting at 8:03 pm and moved in-camera at 8:15 pm

17. ADJOURNMENT

- 17.1** Mayor St. Jacques adjourned the in-camera meeting at 8:42 pm and resumed the open meeting.

- 17.2** Mayor St. Jacques adjourned the regular meeting at 8:43 pm

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, April 25, 2017 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Dianne St. Jacques
Mayor

Morgan Dosedall
Corporate Officer



DISTRICT OF UCLUELET

Request to Appear as a Delegation

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

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

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

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

Requested Council Meeting Date: MAY 9TH

Organization Name: VIU.

Name of person(s) to make presentation: PAM SHAW

Topic: OCP REVIEW

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

Please describe:

Contact person (if different from above): PAM SHAW / JOHN TAYLOR

Telephone Number and Email: _____

Will you be providing supporting documentation? Yes No

If yes, what are you providing?

Handout(s)
 PowerPoint Presentation

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



Serving British Columbia Since 1984
Provincial Toll Free: 1.888.689.3463 www.childfindbc.com

April 28, 2017

Victoria Office
2722 Fifth Street, 208
Victoria, BC V8T 4B2
(250) 382-7311
Fax (250) 382-0227
Email:
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*



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 25th 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 7,529 cases of missing children were reported in British Columbia. 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.

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.

Request: Proclaim May as Missing Children's Month and May 25...

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 25th 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 25th 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, 2017

Subject: Surfrider Pacific Rim Invitation to Participate in our Ocean Friendly Business Campaign

From: PacificRim Chapter Manager

Sent: Saturday, April 29, 2017 2:33 PM

Subject: Surfrider Pacific Rim Invitation to Participate in our Ocean Friendly Business Campaign

To the District of Ucluelet

Surfrider Pacific Rim is excited to announce the Ocean Friendly Business Campaign which is part of our Rise Above Plastics Program. The District of Ucluelet is the foundation of the Pacific Rim communities, and works to make our region thrive, and that's why we are inviting you to participate. We are piloting this campaign with 15 different businesses across the Pacific Rim, with the goal of helping businesses reduce and eliminate single use plastics, implement the most effective recycling practices, and adopt more sustainable operations. This campaign will run for a year, so we have time to discuss what your needs are, cater the certification to your district, and outline what our working relationship will look like. As a local organization, so we will be making progress with you from the ground up, every step of the way. We are inviting you because we know you can do it, you're already supported Surfrider's presence and work in Ucluelet, and support the campaigns we have brought to Ucluelet.

In a year, you will be an Ocean Friendly Certified Business, and why is this important? You will be a Surfrider approved business, which is a beneficial certification to hold because it shows that you're taking on even more action to protect the health of our shared marine ecosystem. In order for business to thrive on the coast, we need to ensure the vitality of the coast continues. You'll also be recognized as a champion of this campaign since it's our first year running it, you will be helping us to shape this certification for following years. Additionally, there has never been a more important time than now for municipalities to be the leaders in social and environmental change making. What you do sets the stage for all businesses and individuals. This is exactly what we need at this time.

We received a small grant to run this program, so we are asking every participant to pay \$75 dollars to pay for part of the administration costs. We would love to set up a meeting with you to look over the certification and discuss your thoughts, and where the District is at!

Thanks for your support,

Lilly Woodbury
Chapter Manager
Surfrider Pacific Rim



**RECEIVED BY
EMAIL ON
APRIL 25, 2017**

April 25, 2017

Mike Surrell
Lady Rose Marine Services
PO Box 188
Port Alberni BC V9Y 7M7

Reference: 264100

Dear Mike Surrell:

Re: Ferry Service in Barkley Sound - Route 59

I am writing in response to your letter dated January 24, 2017, addressed to the Minister of Transportation and Infrastructure, regarding your proposal for a passenger and vehicle ferry service on Route 59 in Barkley Sound. As a provincial election has been called, I am responding on behalf of the minister.

The Ministry of Transportation and Infrastructure provides funding to BC Ferries to support the existing passenger and freight ferry service in Barkley Sound, and I would like to take this opportunity to express the ministry's gratitude for the years of service provided on this route by Lady Rose Marine Services.

I have shared your proposal with the ministry's Marine Branch and asked staff to conduct a detailed review. Should you have any questions in the meantime, please feel free to contact Kirk Handrahan, Executive Director of the Marine Branch at 250 952-0678 or at Kirk.Handrahan@gov.bc.ca.

The ministry appreciates the time and effort that has gone into preparing your proposal. Thank you for taking the time to write.

Sincerely,

Grant Main
Deputy Minister

.../2

**Ministry of Transportation
and Infrastructure**

Office of the
Deputy Minister

Mailing Address:
PO Box 9850 Stn Prov Govt
Victoria BC V8W 9T5
Telephone: 250 387-3280
Fax: 250 387-6431

Location:
5B 940 Blanshard Street
Victoria BC V8W 3E6
www.gov.bc.ca/tran

-2-

Copy to: Office of the Premier

Office of the Minister
Ministry of Jobs, Tourism and Skills Training and
Ministry Responsible for Labour

Office of the Minister
Ministry of Aboriginal Relations and Reconciliation

His Worship
Mayor Mike Ruttan
City of Port Alberni

Her Worship
Mayor Dianne St. Jacques
District of Ucluelet

Kirk Handrahan, Executive Director
Marine Branch

District of Ucluelet Expenditure Voucher

G-09/17

Date: May 3, 2017

Page: 1 of 4

CHEQUE LISTING:

AMOUNT

Cheques: # 25611 - # 25673	\$	224,145.44
Cheques: #	\$	
Voided Cheques:	\$	

PAYROLL:

PR	09/17'	\$	68,707.22
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	<u>\$</u>	<u>292,852.66</u>
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RECEIVED FOR INFORMATION AT MEETING HELD:

December 13, 2016

Jeanette O'Connor, CFO

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
1449661	002	20/04/2017	TP002	TELUS	03/17	MAR/17	3,818.09		3,818.09	
025611	002	21/04/2017	ACE92	ACE COURIER SERVIC	14195262	SHIPPING FEES	110.18		110.18	
025612	002	21/04/2017	BP940	BLACK PRESS	33134257	MAR/17 ADS	1,013.63		1,013.63	
025613	002	21/04/2017	BR330	BLACK ROCK MANAGEM	RBR12BEC-1B	LAUNDRY SERVICE	102.90		102.90	
025614	002	21/04/2017	CE004	CORPORATE EXPRESS	44112180 44121506 44091116 44091054	WRITING PADS MARKERS/FILE FOLDE FOLDING TABLES EYEWASH STATION/AD	13.60 32.44 895.95 71.65		1,013.64	
025615	002	21/04/2017	CK608	KASSLYN CONTRACTIN	D569 D570	D569 D570	5,041.17 1,792.81		6,833.98	
025616	002	21/04/2017	CP300	CRITERION PICTURES	784377	MAR/17 MOVIES	21.72		21.72	
025617	002	21/04/2017	CVIH1	VANCOUVER ISLAND H	S5629-3	ANNUAL/HEALTH PERM	150.00		150.00	
025618	002	21/04/2017	DFC01	DUMAS FREIGHT COMP	34561 51007	CANADIAN ELECTRIC CLEARTECH	61.27 466.41		527.68	
025619	002	21/04/2017	EL048	ERIK LARSEN DIESEL	714678	STANDARD TRUCK INS	1,856.93		1,856.93	
025620	002	21/04/2017	F9133	FORTUNE, ABBY	121984	FORTUNE-BCRPA/KELO	750.42		750.42	
025621	002	21/04/2017	FSC10	FOUR STAR COMMUNIC	40921	MAR/17	143.33		143.33	
025622	002	21/04/2017	FW050	FAR WEST DISTRIBUT	308508 308596	GARBAGE BAGS-UCC GARBAGE BAGS	92.23 47.34		139.57	
025623	002	21/04/2017	GF867	GRIP FAST CONSTRUCT	1027	RENOS/SHOWERS/LAUN	12,350.63		12,350.63	
025624	002	21/04/2017	GPC25	GREATPACIFIC CONSU	500	BYPASS TESTING	22,658.18		22,658.18	
025625	002	21/04/2017	HC550	HARRIS & COMPANY	03312017	FILE 8162001	2,802.31		2,802.31	
025626	002	21/04/2017	IH042	INNER HARMONY SERV	4399	MAR/17 CLEANING SE	2,223.38		2,223.38	
025627	002	21/04/2017	KPMG4	KPMG LLP	8001491878	2016 AUDIT (2ND BI	10,500.00		10,500.00	
025628	002	21/04/2017	LY001	YOUNG ANDERSON	99795 99797	1190102 1190133	517.11 341.60		858.71	
025629	002	21/04/2017	M9370	McEWEN MARILYN	121976	MCEWEN-MULTIPLEX/L	29.16		29.16	
025630	002	21/04/2017	MA952	MAXXAM ANALYTICS	VA1051957	WATER TESTING	94.50		94.50	
025631	002	21/04/2017	MC423	MCPHERSON CAREY	121983	MCPHERSON-GYMNASTI	2,853.33		2,853.33	
025632	002	21/04/2017	MMB55	MURDY & McALLISTER	23193	FILE 4438	24.08		24.08	
025633	002	21/04/2017	PBX12	PBX ENGINEERING LT	3210	SCADA MTCE	774.38		774.38	
025634	002	21/04/2017	PC336	PETTY CASH FORTUNE	121985	MAR/17	22.51		22.51	
025635	002	21/04/2017	RD205	ACRD	117-1A	B/L 1074-UCC INTER	31,655.00		31,655.00	
025636	002	21/04/2017	SS419	SOLIDARITY SNACKS	548	MAR/8-UEN MEETING	51.45		51.45	
025637	002	21/04/2017	TS001	SKYLINE ATHLETICS	2157981	BASKETALL NETS	53.34		53.34	
025638	002	21/04/2017	TSC19	TRANSPARENT SOLUTI	8921	CLEARMAIL	20.95		20.95	
025639	002	21/04/2017	US398	UCLUELET SECONDARY	121988	DINO CAMP-BUS RENT	359.55		359.55	
025640	002	21/04/2017	UV145	UCLUELET VIDEO SER	04202017	REMAINDER BALANCE	65.93		65.93	
025641	002	21/04/2017	WSP16	WSP CANADA INC	635597	LAGOON GEOTECH SER	2,457.00		2,457.00	
025642	002	02/05/2017	AL001	ACKLANDS - GRAINGE	44010 379421	POWER TOOLS GAS DETECTOR FILTE	1,461.37 53.09		1,868.55	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
					8177	POWER TOOL CHARGER	257.59			
					121300	BATTERIES	96.50			
025643	002	02/05/2017	CK608	KASSLYN CONTRACTIN	D571	D571	6,778.35		6,778.35	
025644	002	02/05/2017	CMS75	COMTEX MICRO SYSTE	143434	SIM BLIND COVER	29.69		29.69	
025645	002	02/05/2017	CN043	CROWS NEST UCLUELE	5417	EMERG. PREP BOOKLE	532.00		532.00	
025646	002	02/05/2017	CRC05	CANADIAN RED CROSS	15414	SWIM BADGES/BOOKLE	224.73		224.73	
025647	002	02/05/2017	CT002	CLEARTECH INDUSTRI	158739JJP 699793 159399JJP	CONTAINER RETURN HYPOCHLORITE CONTAINER RETURN	294.00- 781.03 273.00-		214.03	
025648	002	02/05/2017	CUPE1	CUPE LOCAL #118	04/17	CUPE DUES	1,215.82		1,215.82	
025649	002	02/05/2017	DFC01	DUMAS FREIGHT COMP	53449	SHIPPING-CLEARTECH	183.75		183.75	
025650	002	02/05/2017	DP725	PAYNE DAVID	121990	PAYNE-MIERC MTG/QU	151.20		151.20	
025651	002	02/05/2017	FS004	FOUR STAR WATERWOR	49640	METER WHISKEY LAND	3,734.08		3,734.08	
025652	002	02/05/2017	FW050	FAR WEST DISTRIBUT	308503 308541	CLEAN SWEEP-SUPPLI BLEACH	501.45 19.75		521.20	
025653	002	02/05/2017	GB059	GIBSON BROS. CONTR	16748 16749 17185	EXCAVATOR/TRUCK TI HE-TIN-KIS TO COAS	921.20 914.48 62,018.33	6,201.83	57,652.18	
025654	002	02/05/2017	IC173	IMERGE CONSULTING	UC20170317	RECORDS MNGMT PROG	7,525.80		7,525.80	
025655	002	02/05/2017	KA001	KOERS & ASSOCIATES	1643-010 1403-010	1643 SEWAGE LAGOON 1403 CEDAR ROAD 14	10,072.60 2,023.10		12,095.70	
025656	002	02/05/2017	LY001	YOUNG ANDERSON	99793 99800 99799 99798 99796 99794	LEGAL REVIEW TRADEMARKING - LEG 1190140 1190134 1190128 1190080	329.28 324.63 449.59 884.75 5,018.94 899.38		7,906.57	
025657	002	02/05/2017	M9355	MOLE SALLY	121991	MOLE-AVICC	311.14		311.14	
025658	002	02/05/2017	M9370	McEWEN MARILYN	121992	MCEWEN-AVICC	156.92		156.92	
025659	002	02/05/2017	MA952	MAXXAM ANALYTICS	VA1053361 VA1052696 VA1053981	WATER TESTING WATER TESTING WATER TESTING	94.50 168.00 94.50		357.00	
025660	002	02/05/2017	MC423	MCPHERSON CAREY	121993	MCPHERSON-GYMNASTI	56.00		56.00	
025661	002	02/05/2017	MS170	REVENUE SERVICES O	MAY/17	MAY/17	3,525.00		3,525.00	
025662	002	02/05/2017	P0106	PLACE TV	7849	WASHER HOSES	28.00		28.00	
025663	002	02/05/2017	PR725	PACIFIC RIM MARINE	SRF0417	D564-D571-SRF DONA	761.30		761.30	
025664	002	02/05/2017	PW280	PITNEYWORKS	121986	APR/17 POSTAGE	1,050.00		1,050.00	
025665	002	02/05/2017	RD205	ACRD	74442A DUINT0317 74445A DUINT0217 DUINT0117 DUINT1216	GARBAGE RUN-10/16 INTEREST ON BALANC GARBAGE RUN-10/16 TIPPING FEES-INTER WESTCOAST TIPPING INTEREST ON BALANC	222.00 7.77 159.60 7.62 7.78 7.63		412.40	
025666	002	02/05/2017	SBR01	SONBIRD REFUSE & R	26791	OCT/16 GARBAGE UCC	189.21		189.21	
025667	002	02/05/2017	SFEG2	SFE GLOBAL	202101	UDF FLUSHING PROG	5,250.00		5,250.00	
025668	002	02/05/2017	UM100	UNRAU MICHAELA	121994 121995	UNRAU-KIDS CLAY UNRAU-KILN RELAYS	576.00 79.03		655.03	

Cheque #	Bank	Pay Date	Vendor #	Vendor Name	Invoice #	Description	Invoice Amount	Hold Amount	Paid Amount	Void
025669	002	02/05/2017	UP459	UCLUELET PETRO-CAN	7125021 7125187	ANTIFREEZE #12 BACKHOE-FUSE	98.56 11.20		109.76	
025670	002	02/05/2017	UR849	UCLUELET RENT-IT C	25408 25903 25919 25966 26056	FEB/17 TOILET CLEA PUMPOUT-RUPERT/MAR PUMPOUT-MARINE/RUP CHAIN OIL PUMPOUT-LIGHTHOUSE	2,262.40 347.20 347.20 62.66 173.60		3,193.06	
025671	002	02/05/2017	WC345	WURTH CANADA LTD	22647121 22638435	GLOVES GLOVES/WINDSHIELD	104.10 194.43		298.53	
025672	002	02/05/2017	WIRRL	WEST ISLE RESOURCE	3059	CEMETARY PROJECT	661.50		661.50	
025673	002	02/05/2017	WS608	WHITE SQUALL CONSU	1729	BARRETT EXT.CABLE	160.48		160.48	
Total:							230,347.27	6,201.83	224,145.44	

*** End of Report ***



STAFF REPORT TO COUNCIL

Council Meeting: MAY 9TH, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3060-OCP

REF. NO: OCP17-01

SUBJECT: UPDATE ON THE OFFICIAL COMMUNITY PLANNING PROCESS

ATTACHMENT(S): APPENDIX A – FINDINGS TO DATE

RECOMMENDATION(S):

That Council considers the following:

1. **THAT** Council directs Staff to negotiate a Memorandum of Understanding with Vancouver Island University's Master of Community Planning Program to complete the review of the District of Ucluelet's Official Community Plan as detailed in the body of this report.

OR

2. **THAT** Council directs Staff to develop an alternative strategy to complete the review of the District of Ucluelet's Official Community

BACKGROUND

In September 2016 the District of Ucluelet along with students and faculty from Vancouver Island University's Master of Community Planning Program conducted a four step review to collect community opinions on the District's Official Community Plan, and more specifically on any changes that citizens might like to see in the Plan.

Four events and an online survey were conducted between September and December 2016. These included:

1. Planning on the Streets Day

On Saturday, October 1st, 2016 between 10:00 am and 2:00 pm, students from the Master of Community Planning Program at Vancouver Island University fanned out across the District of Ucluelet to talk to people about their community. The students talked to approximately 105 respondents, and asked them the following three questions:

1. *What do you love about Ucluelet?*
2. *What do you think needs some work?*
3. *Any challenges or issues that could be addressed through the Official Community Plan?*

Responses were received from both citizens and visitors, with an estimated breakdown of 90% citizen/10% visitor participants. Overall, respondents were receptive and willing to offer their thoughts on these questions.

The responses are interesting both in the commonalities among the replies and the range of ideas presented. Respondents love the sense of community, the remote location, and their proximity to nature. Issues identified as “needing some work” included housing, infrastructure, and improving services. On the third question, respondents provided a variety of ideas, ranging from creating new park spaces, ensuring that the District provides for all ages in planning and engineering, and creating new opportunities for businesses. While these responses cannot be considered a random, scientific survey, they do provide a snapshot of the respondents’ concerns, ideas, and visions for the community.

A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents.

2. Information Table

Staff from the District of Ucluelet hosted an information table at the Autumn Artisan Market on October 7th, 2016. Attendees at the market could stop to discuss community priorities, as well as the goals and objectives of the current Official Community Plan. More than 50 people stopped by the table to share their views over the day.

3. World Café

Students from Vancouver Island University’s Master of Community Planning Program conducted a World Café on October 29th, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone's contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- | | |
|--------------------------------------|--|
| 1. Development Permit Areas | 6. Land Use Designations |
| 2. Climate Change | 7. Housing and Commercial |
| 3. Heritage and Culture | 8. Industrial, Institutional, and Comprehensive Development |
| 4. Natural Environment | 9. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 5. Transportation and Water Services | |

Participants were asked to sit at one table, then the student facilitator/note taker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

4. Open House

An Open House was held on November 26th at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review. “Kitchen table meetings” were also offered to any group that wished to have their own opportunity to provide input into the process.

The event was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others. Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

5. Online Survey

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24th to November 16th. In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

Appendix A and B summarize the findings from these activities.

SUMMARY:

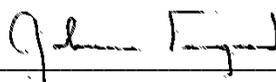
A substantial amount of input was collected over a short time period, largely due to the number of students involved in each event (approximately 20, as well as faculty from Vancouver Island University). Having a large group of students enables more widespread consultation methods than can be achieved with consulting resources or staff, as the costs would be excessive: the enthusiasm of students for engaging with community is also a benefit of the partnership between the District of Ucluelet and Vancouver Island University.

This report recommends that the District of Ucluelet consider entering into a Memorandum of Understanding (MoU) with the Master of Community Planning Program to complete the review of the Official Community Plan. While it is recognized that this MoU will provide greater detail on roles, responsibilities, and the details of the planning process, the commitment from both parties is as follows:

Activity	Time Frame	District of Ucluelet	Vancouver Island University	Estimated Costs for DoU
Complete a background report that details demographic trends, building statistics, and information from other sources, including survey/metrics that may have been collected by the District for other projects. Examine context/sense of place of the District compared to surrounding locales. Initiate project mapping.	Summer 2017	Hire 1-2 summer students to complete this review and assist Planning Staff with larger scale development proposals (along with other related duties)	Recommend students to the District of Ucluelet	Between \$10,000 to \$20,000, depending on the rate of pay

This background information will form the first section of the OCP				
Conduct additional community engagement events to generate awareness of current issues/anticipated outcomes	Summer 2017	Designed and conducted by student staff, costs covered by the District	Assistance of additional students provided for large scale events	\$3000 for event costs (rentals, insurance)
Prepare an Identified Issues Report and conduct a Gap Analysis of the current OCP. This will provide detail on recommended changes and will help to shape the vision, goals, objectives, and policies of the new OCP	Sept-Oct 2017	Provide an honorarium to VIU to conduct the work that will be completed by May 2018.	Involvement of students in PLAN 602: Citizen Engagement and through the new Island Studio, a community planning workspace that engages students in “real life” planning experiences, along with the involvement of registered professional planners and alumni from the Master of Community Planning Program. Undergraduate students with interests in community planning may also engage in larger-scale activities that require the involvement of many enthusiastic students. Every project will be managed by faculty (professional planners) from the Program and all work will be completed under direct supervision of the guiding faculty member	Costs estimated at \$40,000 to cover student travel, events, and provide honorariums to key students employed to complete the project. Further discussion on total costs will occur through the development of the MoU.
Conduct two community engagement events to share information on progress to date and confirm direction	Nov-early Dec 2017			
Prepare first draft of the OCP	Jan-Feb 2018			
Engage with the community through a series of events and information releases (open houses, website updates, online availability of the Draft OCP)	March 2018			
Complete final draft of the OCP	April 2018			
Consideration by Mayor and Council	May 2018			
Complete formal adoption process	Summer 2018	Referrals and readings completed by District staff		

Respectfully submitted:



 John Towgood, Planning 1

A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents. A full listing of the responses is provided in Appendix 1.

Summary of Responses Received

Question 1 – What do you love about Ucluelet?

1. The small community
2. It is a great place to raise a family
3. The Lifestyle – Surf/skate community
4. The remoteness
5. The trails, water, nature.
6. Connection to nature and the related jobs. Fishing
7. It is a great community
8. Weather/Climate, no snow
9. It is rural and quiet
10. Loves the outdoor programs, availability of nature to kids
11. Friendly Community
12. The scenery and wildlife at the doorstep
13. Walkability
14. Scenic views
15. Everything
16. Peace and slow pace
17. No chain restaurants, small local owned businesses
18. Sense of community
19. Clean air
20. Nature
21. Small town
22. Surf
23. Coast
24. Lack of smell
25. The nature: ocean, forests, proximity to the outdoors
26. The small town feel: rural, being somewhat isolated
27. It's a great place to raise kids
28. It's safe
29. Lots of small business is great
30. Small town and feeling of a small rural community
31. Sense of togetherness in the closely knit community
32. Warm friendly welcoming people
33. It is a safe community for kids to grow up
34. Activities over the weekend bring families and communities together
35. The beaches are good
36. Great sceneries
37. The existing biking and hiking trails
38. Beautiful ambiance & nature
39. Quiet environment
40. Good people
41. Good atmosphere, clean and fresh air
42. Great work opportunities
43. Beautiful surroundings
44. Thriving community – the community is always improving
45. Not so retailed community
46. Love is to strong of a word- I like it
47. Sense of community/close-knit- everyone knows each other
48. Small town- everything is close
49. People are friendly
50. Easy to find a job
51. Layout of the downtown core
52. Harbor activities
53. Weather
54. Surfing
55. Young demographics
56. Scenery
57. Sitting on the beach
58. Quiet/sleepy town
59. Healing
60. Safe

61. Outdoor activities (wild pacific trail, park, camping)
62. Seafood/fish
63. Bears at fishery
64. Tourists
65. Accessible for house boats
66. Berries
67. Residents are involved in activities, especially in introducing more activities
68. for children (skate park, volleyball net)
69. Council is improving
70. Affordable real estate (visitor)
71. Great community feel
72. More family oriented than Tofino
73. Community Centre
74. Diverse backgrounds of citizens
75. Wild Pacific Trail
76. Access to Ocean and nature
77. Community fresh air
78. Rural feel
79. Limit commercialization
80. Individual entrepreneurs
81. Welcoming to outsiders
82. Community interaction
83. Family community
84. Safe environment for raising children
85. Outdoors
86. Beautiful place
87. The people
88. Recreational activities
89. Scenery
90. Lots to do
91. Togetherness
92. Trail system
93. Very accessible
94. Nice water front
95. Lots of parks
96. Small town feel
97. Different from Tofino
98. Quiet town
99. Natural beauty of landscape and parks/beaches
100. No box stores/chains
101. Community runs well
102. Great place to live and raise a family
103. Food sources (high quality/organic)
104. Close to other towns
105. Ocean close by
(Green Point & Pacific Rim National Park)
106. Environment/small town feel
107. Nature, beauty, isolation
108. Idyllic
109. Community, family is here
110. Parking in core
(behind drug store, Ukee rental centres)
111. No snow
112. Minimum lighting (or low lighting)
113. Entrepreneurship
114. Family vibe- everyone loves everyone and helps each other
115. Untouched nature, coast line clear
116. Youth just walk around
117. Small town, supportive community
118. Great rec programs, Wild Pacific Trail
119. Great schools! Great programming
120. The small community
121. Great place for a family
122. Lifestyle
123. Surf/skate community
124. Remoteness
125. Trails
126. Water
127. Nature
128. Being on the water, the trails, the views; not as slick as Tofino; the natural feel; everything is within walking distance; shuttle in summer to Long Beach; good awareness of water conservation by businesses.
129. Tourism is going well, that's good for my business. Tourism is on the increase. Starting a business here is easy, keeping staff is hard. The parks are great. The historic and cultural events are good.
130. Scenery
131. Management of natural resources
132. No franchises
133. Small community feel

134. Feeling – sense of community friendly
135. Trail- very popular
136. Outdoor adventure community base
137. Awesome place
138. Keep its charm
139. The small town feel - going to be lost
140. Walkable, safe
141. Access to areas that allow dogs
142. Nice walking trails
143. Unique historic aspects
144. Love historic ties/diversity
145. Balance
146. Just came here to work
147. Like to walk the trails
148. The sense of community
149. The ocean
150. Being super close to the ocean
151. Small town feel – know everyone
152. Proximity to the ocean
153. Community facilities
154. Trails
155. Scenery
156. Family
157. Coast line
158. Tourism
159. Great B and Bs
160. Nature and trails
161. Location, nature, and scenery
162. It is a small community
163. People help each other
164. Despite tourism, still feels small
165. Nice to meet people from all over
166. Nature
167. Ukee sport and social club
168. Community/family
169. Close knit
170. Great outdoor activities – Wild Pacific Trail, parks, camping
171. People are more involved
172. Introducing children’s activities (skate park, volleyball)
173. Small, quiet
174. Open and supporting community
175. School programs
176. Affordable real estate – looking to buy
177. Nature
178. Small community – everything is close
179. Playing pool with friends
180. Cheap rent
181. Jobs – it was easy to find a job
182. People are friendly
183. Scenery
184. People
185. Community
186. Access to trails
187. Family recreation
188. Safety of the community for children
189. Bear safe garbage cans
190. Layout of the downtown core
191. Wanted to live here since I was little
192. Love is a strong word – I like it!
193. Quiet, peaceful, sleepy town (healing)
194. Bears at fishery
195. Weather
196. Seafood
197. Surfing
198. People – young people and tourists
199. More young people coming to town
200. Tofino is full
201. Scenery
202. Fish
203. Seafood
204. Friendly for house boats
205. Berries
206. It is very safe
207. Sense of community
208. How close everything is
209. Beautiful scenery around
210. Nice people live in Ucluelet
211. Thriving community
212. Improving all the time
213. Community activities always
214. People are good
215. Community togetherness
216. Lots of activities
217. Hiking trails
218. Beaches, scenery
219. Friendly people

- | | |
|---|---------------------------------|
| 220. Small town | 262. Rural/quiet |
| 221. Nature in Ucluelet | 263. Outdoor programs |
| 222. Quiet environment | 264. Keep it slower than Tofino |
| 223. Relaxed ambience | 265. Community/friendly |
| 224. Clean air | 266. Scenery and wildlife |
| 225. Beautiful nature | 267. Walkability |
| 226. Good atmosphere | 268. Scenic views |
| 227. Beautiful surroundings | 269. Everything! |
| 228. The trails | 270. Peace and slow pace |
| 229. Sense of community | 271. No chain restaurants |
| 230. Warm, friendly, welcome to Ucluelet | 272. Small business |
| 231. Embracing outsiders | 273. Sense of place |
| 232. Small town | 274. Quiet |
| 233. Nature and beaches | 275. Clean air |
| 234. The way it is not so retailed | 276. Animals |
| 235. Good sense of togetherness | 277. Small town |
| 236. The community and the people | 278. Nature |
| 237. Recreational opportunities | 279. Surfing |
| 238. Small rural community feel | |
| 239. Small community for kids to grow up
in | |
| 240. Surrounding area | |
| 241. Lots of activities | |
| 242. Trails | |
| 243. Good energy | |
| 244. Nature and the ocean | |
| 245. Small town feel | |
| 246. Beautiful | |
| 247. Quiet | |
| 248. In my experience, best place to raise a
family. Here for 25 years, strong
sense of community, strong
volunteer base | |
| 249. Nature, beauty | |
| 250. Humble | |
| 251. The people | |
| 252. Nature | |
| 253. Sense of community | |
| 254. Best place to bring up children | |
| 255. Community pride | |
| 256. We are all looking to improve it | |
| 257. People care | |
| 258. Things are being at community centre | |
| 259. Fishing | |
| 260. Great community | |
| 261. Water/climate (no snow) | |

Question 2 – What do you think needs some work?

1. Parks/places for buskers
2. Greenspace and a square
3. Beautification/flowers growing on streets
4. Bylaw officer – needs to enforce existing bylaws, take beaches and parks back from the party crowd
5. Need regulation of outdoor activities
6. Limited medical services, educational opportunities
7. Balancing infrastructure (costs and maintenance)
8. Need a new school, either separate elementary and secondary or combined
9. Need at Multiplex
10. Indoor Public Swimming facility (community currently rents space at a motel)
11. Gym facility for gymnastics, basketball, etc.
12. Ice Arena
13. Need a place/parks/green space available for buskers, a source of income for young people
14. Beautification with green and flowers lining the streets
15. Need more Bylaw Enforcement, more officers during peak tourist season.
16. Increase in regulations and enforcement of bylaws that already exist but are not enforced.
17. Fewer tourists
18. Need to make it easier to start a business
19. Streamline rezoning, process for investors trying to bring in new businesses.
20. Improved waste infrastructure, recycling, compost.
21. Must keep pace slower than Tofino
22. Need for kid-friendly facilities, playing fields.
23. Need to work on bringing a vibrant boat basin, similar to Steveston/Granville Island.
24. More recreation facilities including outdoor education.
25. Need to upgrade/replace/build new sidewalks
26. Improve safety for walking around the schools.
27. Bicycle lanes
28. Sidewalks and roads
29. Beautifying the city, especially the city center
30. Highways need to be enlarged
31. Recycling, lots of things that could be recycled are still going to regular garbage. Also, the batteries are going to regular garbage because there is no proper way to discard them.
32. Activities for young people
33. Proper cycling project
34. More affordable housing
35. There isn't a recreation facility (swimming pool, ice rink, gymnasium)
36. Old blanket zoning prohibits people's ability to sell and do any renovations on their homes because commercial zoning makes it cost prohibitive
37. There needs to be more low-cost housing close to the downtown core
38. Concern about the speed with which Ucluelet is growing, people are concerned that it is becoming too much like Tofino
39. Very hard to make a living in the town
40. Increase housing with more housing options (introduce backyard cottages and laneway homes)
41. Allow bigger homes on small lots
42. Have back up water reservoirs to avoid shortages during summer
43. The whole infrastructure needs total upgrade
44. The bike trail to Tofino needs upgrading
45. Increase walkways for pedestrian's safety
46. Reinstate suites over detached garages
47. Increase bikeways for teenagers and children

48. Improve hydro connectivity
49. More accommodation for seasonal workers and tourists
50. More arts and theatre activities for the young and old
51. Reduce on the taxes, seasonal businesses do not have enough income
52. Parking around businesses
53. Mapping orientation
54. Change the name, something easier to pronounce
55. Shuttle bus connecting to Tofino (merge the two towns- especially in summer)
56. More action around whiskey dock (fisherman selling fish -connect to the community)
57. Kiosks displaying available tours (especially four tourists) at inner Boat
58. Basin
59. Public access to beaches
60. No accommodation (only short term rentals)
61. Instead of multiplex, something smaller scale
62. Ice rink or rec space (don't need new pool)
63. No dentist in town
64. Fishful thinking (not just wishful – fish related) needs to be open year round
65. More seafood options
66. A community center/rec center with a pool
67. Soccer fields are unusable, they need maintenance
68. Lights on Tugwell baseball fields, to play in the dark
69. Need to take advantage of available space
70. More small businesses
71. Lack of parking (needs to go back to parallel)
72. Lack of public toilets that are open all the time
73. More participation from citizens in activities
74. More athletic programs, not enough teams
75. Have to travel to join neighboring town teams
76. Accessible parking spots need improvement for physically disabled – not actually accessible in some spots, only signage
77. Better indoor, large room recreation space / multi use
78. E.g. UAC and Rec. Hall old and dilapidated and new Community Centre does not have a large hall/gym/multi use room for big events
79. Intersection of Peninsula Rd. and Main St. extremely dangerous, esp. during busy tourist summer season
80. Need for new K-12 school
81. More side walks
82. Increase biking
83. Increase hydro connection
84. More community events during the year
85. Safe biking trails for kids
86. Housing
87. Jobs are seasonal
88. Increase job length/ fulltime
89. Roads
90. Playground/parks
91. Sidewalks
92. Bigger house on small lots
93. More flexibility on housing availability
94. Pedestrian walkways on older street that don't have
95. Roads needs to be more welcoming
96. Hydro needs to be underground
97. New school
98. Arena and gymnastics
99. Public pool – currently renting a hotel's pool
100. Connections to nature and related jobs
101. Recycling (glass bottles going to garbage)
102. Sidewalk upgrades around schools
103. Bike lanes
104. Sidewalks
105. Beautification program

106. Highway needs to be wider
107. Kid facilities/playing fields
108. Vibrant boat basin
109. New school and upgrades
110. Proper cycling spaces
111. Water filtration
112. Environmental problems
113. More affordable housing
114. Outdoor rec facilities
115. Sidewalks
116. Fix roads and sidewalks - widen
117. Waste infrastructure
118. Recycling/compost
119. Fix sidewalks
120. Easier to start a small business
121. Rezoning – easier to invest money
122. More amenities
123. Meeting current needs of the community
124. Managing tourism influx
125. Living wage
126. Managing diversity of jobs
127. Staff housing availability
128. School programming – limited resources and population influx
129. Opportunities to pursue activities
130. Infrastructure and resources appropriate for location/climate
131. Proper building materials for climate
132. Blanket rezoning- variances
133. Zoning map – colours
134. Low cost housing
135. Industrial protection
136. More places for youth
137. Not a lot of people my age – early 20s
138. Difficult to get year-round work
139. Elementary school
140. High school – outdated text book programs and cuts to funding. ½ the funding has to be raised before we get district funds
141. R1 multi with allowable use
142. Maintain greenspaces – keep rural
143. Parking in core
144. Allow businesses to grow organically
145. Housing
146. Inadequate housing
147. Seasonal jobs – need long term jobs
148. Increase tourism
149. More infrastructure – sidewalks/lights
150. New school
151. Get signs on the roads for tourists
152. Lots of work being done already by Council and Mayor
153. More arts and theatre activities
154. Taxes are high (not enough people)
155. Mapping orientation information
156. Population –not enough tax payers
157. Community centre
158. More biking trails for children and teens
159. More activates
160. Improve hydro connections
161. Streets and sidewalks need improvement
162. Improve parking at businesses
163. Need enforcement
164. Dentist
165. Community centre/rec centre/pool
166. More signage from Black Rock to harbour businesses
167. Change the name – hard to pronounce
168. Bus to Tofino – Ucluelet shuttle bus
169. Merge the two towns in summer, especially for access to the beaches
170. No accommodation (only short term rentals)
171. Nothing
172. Good environment and services
173. Add lights to the baseball field
174. Needs to be raised sidewalks
175. Main Street needs to be
176. Make it safer at co-op intersection
177. Better signage to direct people around
178. Dog bylaws
179. Lack of affordable housing
180. Don't improve too much
181. This is not Carmel California
182. School is dated – room for expansion
183. More emergency planning

184. Would like to see plans for the area
185. Sidewalks – to schools, bike trails
186. Walking, sidewalks, safety for kids
187. Three way stop on Main Street
188. Too quiet
189. More community gathering spaces
190. A park in town
191. More wayfinding
192. Development of a Town Centre
193. Cultural gathering area/space
194. Get away from smell of vehicles
195. Housing – lack of affordable housing
196. No rentals
197. Middle income housing
198. Improve church
199. Better quality food – rotten fruit.
200. More options for food
201. Development
(don't make the town like Tofino)
202. School and dental/health services
203. Improved hotel accommodations
204. Community needs education and knowledge of OCP (transparency)
205. Improve downtown core with more businesses to make a more vibrant place
206. Connect downtown with other areas
207. More vacation rentals/tourism
208. Small businesses need to thrive
209. Sidewalks (old and pitted)
210. Obstacles with funding
211. Lack of employment
212. Struggling industries of fishing and logging
213. Too seasonal-based
214. People are afraid of change
215. Surf shops at every corner
(have more to offer community)
216. Tourist focused
217. Lack of clothing shops
218. Can't stay here year round
219. Campgrounds close early and then tourists ask locals to camp in yards
220. Not a vibrant community -
won't buy house and live long term
(middle-aged professional)
221. Young save money to move elsewhere
(teens/early 20s)
222. Not as fun as Tofino for youth
223. No childcare/social services for families
(nothing across the board)
224. Don't want tourism
225. Community should grow organically
226. People priced out of affordable housing
227. 50% retirees on fixed income and can't afford housing costs
228. Place to play hockey – air and floor
229. Impressed with John Towgood – looks for win-win everywhere.
Frames to public that Council makes decisions.
230. Ocean west – clear cut of buffer zone
231. Strong implementation
232. Swimming pool (public)
233. Summer trash collection
234. Native history museum
235. Native education program
236. More access to water on inlet trail
237. Community garden – flowers, flower bed
238. Aquatic centre
239. Play park
240. An electric car system
241. Road development 45-66
242. Social life, amenities
243. New school, multiplex
(pool, floor and ice hockey)
244. Bylaws to restrict drinking in the public
245. If bylaws exist they need to be enforced
246. Boardwalk along harbour
247. Blanket rezoning in 1999 – revert back to Allowable Use – reset Section C
248. Facilities for kids
249. Playing field at Tugwell

- 250. Vibrancy in the boat basin
(think Steveston, Granville Island)
- 251. New school (emergency-proof)
- 252. Outdoor education programming
- 253. Camps from VIU – Outdoor
Education
- 254. Expansion of trails – to boat basin
- 255. Tie the spaces together
- 256. See the beauty of the area
- 257. Capitalize on vistas
- 258. School site
- 259. Athletic complex, pool
- 260. Sidewalks
- 261. Garbage bins
- 262. Proper wildlife facilities
- 263. More efficient communications
- 264. Get the community involved
- 265. Housing and jobs
- 266. Education for children
- 267. Instead of a multiplex something
smaller
- 268. Ice rink or rec space
- 269. More teenage boy activities
- 270. Soccer fields need maintenance
- 271. More sports
- 272. Athletic programs
- 273. Don't have enough teams
- 274. More action around Whiskey Dock –
selling fish and local fishermen
connecting to community (CSF)
- 275. Kiosks telling what tours are available
especially for tourists at the Boat
Basin
- 276. Parking – parallel (need to go back to
parallel)
- 277. Lack of public toilets that are open all
the time – one at the aquarium and
one other but are not open enough
- 278. Need more housing – lots of young
adults coming here to work in the
summer, need more affordable
housing
- 279. More programs for kids
- 280. Programs hosted in the multiplex are
hockey only, attracting males, costly
- 281. More small businesses, less hoops for
them to jump through
- 282. Need more participation from citizens
- 283. Bike trail to Tofino
- 284. More walkways
- 285. More activities
- 286. Housing flexibility – allowing more
options like backyard cottages,
laneway homes
- 287. Bigger homes on small lots (32 square
foot ratios)
- 288. Reinstate suites over detached garages
- 289. Older streets need better walkways
- 290. Replan the services/water
- 291. The roads need to be made wider
- 292. Sidewalks
- 293. School should be upgraded
- 294. Water system needs to be updated
- 295. Infrastructure needs total upgrade
- 296. 1200 people is 30,000 in summer
- 297. Cell tower
- 298. Needs more work
- 299. Hospital
- 300. Roads from Port to town
- 301. More public art
- 302. Affordable housing
- 303. amenities for seniors
- 304. no rental space for workers
- 305. new family affordability
- 306. activities – preserve history
- 307. a plan for squatters during the
summer
- 308. less tourists
- 309. No choice in education. No hospital,
difficult to get into a health centre,
long wait times; Tofino has a hospital
but does the bare minimum. There are
very limited rentals and the average
rent is high, I pay \$865/month for a
small 2 bedroom unit not including
utilities, plus I need to rent a separate
storage unit. The reasonably priced
units have mold damage. Units with
views are very expensive even if
small.

310. Home prices and taxes are high. Housing for staff is difficult, vacancy rates are low. Some staff live in campers and tents. Most businesses are busy only from May to the end of September. Many employers are seasonal. We need to support struggling industry, have more year round industry. Need competition to the one grocery store – the prices are too high. Need a public washroom in the middle of town or better advertise the one at the info centre.
311. In the past, had industry in Ucluelet. People worked hard and played here. I love the tourism season but this is a very depressed economy in the winter. Need to promote a more diversified economy, not just tourism. Jobs that offer persons the ability to raise a family. Parking is an issue in town. We need to notify residents when properties get rezoned. The average house price is \$250,000-\$300,000. It's hard to make the down payment.

Question 3 – Any issues or challenges that could be addressed through the OCP?

1. No changes – Council doing well
2. Love this place!
3. Education – more say in funding
4. Increase road widths
5. Increase walkways and bike lanes
6. Widen road
7. Affordable housing for permanent residents
8. Water filtration
9. Sewage infrastructure
10. Public washrooms
11. More signage
12. City should be age friendly for seniors
13. Supporting schools – population influxes, limited resources
14. Vacation rentals and seasonal worker rentals
15. Managing tourism with the needs of the year round community
16. Expecting mothers have very limited resources in the community to give birth
17. Like to see the hospital updated – make it possible for young families to be here
18. Also for seniors – we are losing them due to lack of affordable housing
19. Make roads wider
20. Sidewalks
21. New rec facilities
22. Ensuring community feel
23. Zoning issues
24. Not all for tourists
25. Keeping unique
26. All the infrastructure
27. Redesign the Main Street intersections
28. Parking (businesses are effected)
29. Bike paths
30. Businesses don't make it – not enough activity
31. Fishful thinking – needs to be fishing year round, more seafood options
32. More young people coming into town
33. Better signage

34. Detached housing choices in multifamily zoning
35. Quality of life choices in zoning
36. Expansion of roads and develop roads accessing the waterfront
37. Paddle boarding and kayaking
38. 30 day stay should be adjusted – improving zoning bylaws for visitors
39. Need more social activities
40. Dancing
41. Water problem – gross, wrong colour. This is a costly, major concern
42. B&Bs – how long do you have to live in a place to have vacation rentals?
43. Planning department has been stopping development from occurring (church)
44. More communal spaces – don't use the same space for all community events
45. New areas for business
46. Housing – need more and no one is renting to people with pets
47. Need a police sergeant
48. Need a bylaw enforcement officer full-time
49. Illegal camping
50. Council is improving – needs to be more open with social media and communication (especially on water)
51. Schools need to offer more programs and housing needs to be affordable
52. Steel structured staff housing
53. Trades – got rid of metal workshop at the high school
54. No trades are offered now
55. Sidewalks (Marine Drive to light house – just putting in gravel)
56. More infrastructure based
57. Rental units, carriage home allowed
58. Affordable housing
59. Sea-can housing for students
60. Government and municipal housing
61. Traffic on Peninsula and Main Street intersection
62. More focus on trails
63. Economic focus on tourism
64. Community based nutrition/food education
65. Cheaper food
66. More affordable housing
67. More control over the scene at beaches/parks/public places where the party crowds gather.
68. These people are typically visitors, do not respect the peace and nature of the place.
69. Don't want the town to grow too quickly. Slow, gradual developments are good. No mass developments.
70. It is too crowded during the summer.
71. There is a lack of amenities, services.
72. No nightlife or social scene compared to Tofino.
73. Wants to keep promoting tourism as it is where the jobs are now.
74. Completion of a boardwalk along harbour/waterfront.
75. To bring vibrancy to village etc., new regulations to promote food trucks.
76. Lack of money for high school
77. Problems with electricity
78. City should be more age friendly for seniors
79. More public washrooms
80. More signage
81. Water filtration
82. Changing the blanket rezoning back to residential or at least allow people to have residential zoning on their property
83. Protect industrial lands
84. Protect greenspace
85. Keep the town unique
86. Promote a recreation facility
87. Ensure the community feel and don't let it all become centered toward tourists
88. Better signage – Tourists get lost when walking in the streets
89. Redesign the main streets intersection
90. Increase housing options and loosen the existing limitations on housing
91. Detached housing choices in multifamily zoning

92. Expand roads to increase access to beaches to promote activities like kayaking
93. Improve the zoning by laws
94. 30 day stay for visitors policy should be removed or revised
95. Widen the roads
96. Improve bikeways
97. Increase accommodation for seasonal workers
98. Improve street lighting
99. A new school K - Grade 12
100. Allow residents to put a tent at the backyard
101. Water issue (gross, wrong color)
102. Council needs to be more open with communication, improving social media (for people that can't attend meetings) especially with water concern
103. 2011 OCP didn't go over well
104. Zoning regulations regarding Bed and Breakfasts, Air BnB, specifying how long you have to live in a place in order to have a vacation rental
105. More communal spaces (don't use the same places for all the community events)
106. More signage from Black Rock to harbor and businesses
107. Make it easier for businesses to enter the area
108. Planning department has been stopping development to occur (the church in town)
109. Schools need to offer more programs that are accessible to everyone
110. Programs are hosted in multiplex (mostly hockey- expensive, and male oriented)
111. Trade programs especially, they got rid of the metal workshop at the high school and now none are offered
112. More affordable housing options (possibly steel structured staff housing) and for young adults
113. More pet-friendly housing
114. Needs a full time by law department
115. Clean up after dogs - owners
116. There needs to be raised sidewalks from Marine Dr to light house (they are just putting in gravel)
117. Main street needs to be widened, it's too busy
118. Co-op intersection needs to be safer and easier to access/maneuver
119. Multi-use / hockey arena or rink
120. RCMP building relocation OUTSIDE tsunami zone (currently below the level)
121. Disabled parking to reflect the BC building access code (part of BC building code) handbook - available online
122. District office and aquarium have inadequate accessible parking
123. Intersection of Peninsula and Main made safer with light, traffic direction or signage – dangerous at busy times but also year round
124. Accommodation for part time works in town
125. Season workers
126. Increase road access
127. Remove restriction of 30 days stay for visitors in OCP
128. Detached housing
129. New school, school is old and possess unhealthy environment for the kids
130. Proper parking
131. Safe beach access
132. Increase safe travel in the streets, decreasing speed limits and inclusion of proper signage
133. Help with road safety
134. Increase the number of bike trails and lanes
135. Allow land owners the use of tents in their back yards
136. Some locals said none at the moment.
137. Enforce pets on leashes with regulations

138. Hospital rezoning
139. Waterfront planning: create boardwalk master plan for improved walking
140. School rezoning
141. Park/Beach regulations on usage
142. Alcohol consumption
143. Family friendly initiative
144. Employment strategy for small businesses
145. Blanket rezoning created in 1999
146. Zoning remapping by previous community planner
147. Commercial vs residential (Bay Street divide)
148. Enforce banning large scale infrastructure
149. Protect affordable housing for retirees who are on a fixed income
150. Plan made to not price people out of community - rising housing prices
151. Options for residents to challenge zoning remapping because can't afford hundreds of dollars to propose to council.
152. Industrial lands protected and regulated (trucks, smells, noise, etc.)
153. Absolute protection of green space
154. Setbacks on properties
155. Property map at all meeting for residents
156. Parking off main areas near Bay Street so pedestrians can walk along the streets and shop more easily.
157. Preserve uniqueness of Ucluelet
158. Limit franchises
159. Improve zoning regulations – more flexibility for great ideas
160. School improvement
161. Earthquake preparedness
162. More community events like sport competitions and cultural festivals
163. Plan to improve job market in the winter
164. More trash bins and cigarette bins
165. Not sure need more information
166. Housing issues
167. Employment year-round
168. Not just surf shops on every corner
169. Shops
170. Permit process – make it easier to start a business
171. Industrial lands protected as industrial lands (fishing)
172. Regulate but don't remove industrial lands
173. Absolute protection of green spaces
174. Rain forest, not urban-style town
175. Support local businesses – no big box stores
176. More consultation
177. Low cost housing is very important
178. Re-look at food trucks – allow more in
179. Doggie bags
180. Garbage bins
181. Affordable housing
182. Vacation rentals
183. 2% tourism charge – where is it going?
184. Make it easier for small businesses
185. Strategic planning
186. Move things forward faster
187. School – K to 12
188. A tent at the backyard
189. Housing limitations need to be loosened up
190. Narrow roads
191. Increase bike paths
192. Part time and seasonal workers have no accommodation
193. Don't grow/develop too quickly
194. Too crowded during summer
195. Lack of amenities and services
196. No night life/social scene
197. Keep promoting tourism
198. Complete boardwalk on waterfront
199. Keep people employed
200. Food trucks – change regulations and increase permits
201. Electricity
202. Lack of money for high school

203. In the fall and winter, the drinking water is often brown, water filters are black in no time. Do we need a better filtration system? The garbage cans downtown need to also have recycling cans – have dual garbage and recycling.
204. Foreign investment is increasing housing prices. There are no sports leagues any more. The rec department could organize sports leagues. Water is an issue, turns brown at times. Commercial connections are expensive. No plan for pipes in some places. The system is old, people don't know where their pipes are. The rates keep going up but there is no communication as to *why* – we just get sent a bill. Need better communication to explain why?
205. The church across from the co-op is privately owned. The guy who bought it invested his money and had ideas to develop an event and wedding venue there. But he was denied rezoning because he couldn't provide enough parking. There is no compassion for that guy – District should work with individuals who have ideas to establish new businesses. We need to lobby the provincial government

District of Ucluelet - Planning Your Community!

Comments from the World Café

October 29th 2016

Summary of the Event

As part of the series of public involvement events intended to collect preliminary direction from the community on the Official Community Plan, students from Vancouver Island University's Master of Community Planning Program conducted a World Café on October 29th, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone's contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- | | |
|---------------------------------------|---|
| 10. Development Permit Areas | 15. Land Use Designations |
| 11. Climate Change | 16. Housing and Commercial |
| 12. Heritage and Culture | 17. Industrial, Institutional, and Comprehensive Development |
| 13. Natural Environment | 18. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 14. Transportation and Water Services | |

Participants were asked to sit at one table, then the student facilitator/notetaker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

Information collected from this session is attached. These notes, along with the information collected from the "Planning on the Street" Event in October and November's Open House will allow the MCP Students to identify key issues that may be addressed in the upcoming Official Community Plan Review.

Developmental Permit Areas (DPAs)

Table Questions:

1. **What words would you use to describe the character/look of Ucluelet? (*today and what you would like to see in the future*)**
 - Old fishing village
 - Ugly sidewalks
 - Like the building style along peninsula
 - More green space needed
 - Few updates needed
 - Need more of an outdoor look – people want to experience the outdoor environment.
 - Improve ecotourism
 - Quaint look
 - Love the traditional look
 - Shabby – first impression
 - Entrance needs to be revitalized
 - The older part (village square) has a different style than the rest – houses are becoming old. Growth is not consistent, and is losing the sense of community.
 - Humble, comfortable
 - Contemporary
 - Historical west coast fishing logging and friendly community
 - Protect what is here
 - Opportunity to plan for tourism
 - Good separation between residential and commercial

2. **The Plan supports keeping commercial and professional uses concentrated in the Village Square. Does this fit with your image of Ucluelet?**
 - Yes – encourage walkability, keep everything close together, residential on the outskirts, and make Main Street a one lane. Close off road turn into green space (next to district office. The co-op entrance and exit is bad, needs to be changed. Should be an inlet and outlet at separate ends.
 - Peninsula is a better place to expand, village square is small.
 - May not be conducive for pedestrians.
 - Parking is a mess in summer
 - Needs more mixed use spaces
 - Marine drive – more business along it. Also more business on the peninsula road and less business sprawling in the center.

3. **For the Village Square, what can the District do to emphasize our spectacular location, history, and other aspects that make Ucluelet special?**
 - Green space, encourage more market, more community events.
 - Make it more inviting, with landscaping
 - The Village needs to protect its public areas.
 - Old church to be converted to a pub.

- Close off Main Street and convert it to a place where community activities can occur.
- Change angle to parallel parking
- Proper stoplight at main street
- Pedestrian crossing needed
- Main + peninsula is a confusing corner
- Public washroom needed
- No proper signage
- RV parking in old parking lot
- Walking area along Imperial Lane should be developed; more pedestrian friendly environment.
- They have done a good job in this place – the aquarium is a good example, but there is not much connectivity in the front.
- Walkway along the entire water edge; no consistency.

4. There is the option to create a more unified streetscape on Peninsula Road and Main Street. There would be guidelines in place for new construction, then existing buildings could change over time to meet the new “look” of Ucluelet.

- **What do you think about that option?**
- **How would you describe your ideal streetscape?**
- New look should have character.
- Height regulation needed
- More pedestrian friendly
- No franchising in the area – great. Don’t include it in the area.
- Locals should get discount, no incentive for locals at the different businesses.
- Find a way to get people to paint the houses, and don’t build anything over 2 storeys.
- Designate materials, maybe woods.
- The Boulevard is a good example but it needs more trees.
- Main Street – in the intersection there is a yellow house that should be preserved (history).
- Guidelines are ok, but not to dictate. Don’t like dictation for finishing’s. Don’t like the use of materials like stucco or vinyl.

Other:

- Concern with resorts fitting into the look of Ucluelet
- Resorts block the view of residences
- The trail is disconnected
- Need signage for RV camping.

Climate Change

Table Questions:

1. Are there any programs or initiatives that you would like the District to pursue?
2. The District has committed to governmental and non-governmental partners to promote a per capita reduction in GHG emissions within the Region and Ucluelet by: 33% by 2020 and 80% by 2050. This means reductions both by Ucluelet (vehicles and buildings) and residents/ tourists. How can we achieve this?
3. Do you have any ideas on how the District could help to reduce “the human footprint” of citizens, tourists, and Ucluelet?
4. What could we add to the OCP to encourage people to take a more “green” approach to development in Ucluelet?

General Comments for all 4 Questions:

- Need for a compost system
- Increase bicycle infrastructure, encourage as a form of transportation
- Transit system
 - Look at models used on Salt Spring and Gabriola Island
- Generate alternative forms of energy within the community
 - Storm surge/wave energy
 - Wind
 - What could be possible for these ideas
 - Use pilot projects to start small
 - Goal: to be completely self sufficient
- More awareness and education on climate change issues and what each resident can do better.
- Develop a park and ride system
 - Tofino-Ucluelet
 - Town Centre-Parking at junction
- Become a test community for alternative energy projects
 - Pilot projects as part of Outdoor centre on Wild Pacific trail
 - Work into OCP for implementation over time
 - Create partnerships with Tesla, others leading in technology in all areas of wind, solar, wave and micro projects.
 - Goal to be off the grid
- Need to manage traffic flow, parking in peak summer season
- Promote sustainable packaging options in local businesses
 - Paper, recyclable
 - No Styrofoam

- Push businesses to buy more responsible products
- Implement regulations for new builds
 - Low flow toilets
 - Measures to reduce water use
 - Use water meters
- Leadership – Regulate standards beyond the minimum requirements
 - Extend programs through businesses, operators and partnerships
 - Include tourists in education and awareness programs
 - Create programs based on empowerment and partnerships
 - Increase communication from local government on these issues
 - Take “Words to Action”

Heritage and Culture

Table Questions:

- 1. Places: are there specific sites that should be profiled for their heritage and culture values?**
- 2. Activities: What can we do to celebrate the heritage and culture of Ucluelet? (currently we have Ukee Days, Pacific Rim Festival, others)**
- 3. What about signage/tourist information?**
- 4. There have been discussions about a heritage museum in Ucluelet. What are your thoughts on the location/programming at the museum?**

General Comments for All 4 Questions:

- An education center near the pacific trail is proposed be built: outdoor/indoor study, seek university as partner (like Banff’s style);
- Favorite Cultural characteristics:
 - Simple life; natural surroundings
- Favorite heritage site:
 - The yellow house on Peninsula
 - St. Aidan on the Hill Church.
- Cultural identity confusion: many newcomers bring new thinking, many things change, the residents want to find what their own culture is: we need a clear identity for Ucluelet
- Need to unify Tofino and Ucluelet with respect to peninsula development
- Need a good museum; let the young people know the history.
- Hope that more residents - especially the young – get engaged and involved in the community
- One issue: tourists confuse private pathways with public paths as they try to access

- the Pacific Rim Trail
- The Trail can be a great resource to the tourist industry
- Ucluelet has a split image: both rough neck and a tourist destination

Natural Environment

Table Questions:

1. **How can we avoid human/wildlife conflicts?**
2. **It rains here sometimes. How can we better manage or even benefit from stormwater runoff?**
3. **What sustainable management approaches would you recommend for the natural areas in and around Ucluelet?**
4. **What do you see as the biggest issue for the next decade for this topic?**

General Comments for All 4 Questions:

- Keep Wild Pacific trail intact
- Work to minimize wildlife conflicts in urban area.
 - Increase Bear Aware programs
 - Maintain corridors for wildlife to traverse community
- Balance user experiences with conservations
 - Propose education for community
 - Support with policies in OCP
- Enhance trail management to ensure users remain on trail and not stray to trample vegetation
 - Increase signage, education or users on environmental stewardship
- Implement policies to promote a sustainable water supply
 - Make it easy to residents to have rain water collection as a means to reduce impact on municipal system.
- Concerns with population increases during peak visitor season, lack of concern from tourists on green space and protection of nature.
- Need for better education and awareness for waste management
 - Need to lock up garbage from wildlife
- Promote accessibility and understanding of green space and its value
- Development of school programs in sustainable practices
- Need for a review of rain runoff infrastructure, storage capacity with lack of snow
 - Reduce stress on the municipal system during dry summer months
 - Strict enforcement of water restrictions, education
- Need for more education and awareness on wildlife conflicts
 - Better waste management
 - Allowing space for wildlife, corridors
 - Develop baseline data on wildlife locations, current information and practices

- Use data to develop better policy on wildlife issues
- Need for direction and allowance for water storage units on private property
 - Large scale water collection to reduce dependence on public supply
 - Apparently the school currently has a rainwater collection system?
 - Increase in capacity for gardens, emergency services
- Need for controls on new development
 - Regulate new builds
 - Maintain green assets, key trees, corridors and vegetation
 - Create firm rules, regulation and policies
 - Enforcement of those policies, not bow to developers with money
- Better leadership from council
 - Step out of offices, become educated on options and legislation
 - Be proactive with decisions made.
- Be smart on deer controls
 - Education and awareness of feeding deer, may be harmless, leads to predators to follow deer into community
 - Extend education to kids/tourists
 - Make effective use of local expertise on these issues
- No more development on the shoreline
 - Need to make this happen instead of just talking about it.
 - Stand firm against the developers who have money to compensate
 - Do the right thing, instead of focus on increasing tax revenue
- Education of council on broad issues, not always about making money

Transportation and Water Services

Table Questions:

1. **What do you see as the biggest issues in transportation and roadway infrastructure for the next years?**
 - Huge increase in traffic
 - Lots of sidewalks
 - Roads need to be more cycle friendly
 - Lots of cyclists are coming from Tofino
 - There should be bike shelters → it rains so much
 - Helen Road:
 - Narrow road and the hill needs sidewalks
 - School zone means using Helen Road when there in a rush
 - Intersection of Main St + Peninsula Rd
 - Tourists don't know what to do at the intersection → it crosses diagonally
 - Pedestrians cross in wrong area
 - The crosswalk is in the wrong spot → not the shortest route

- Stop sign doesn't work → needs to be more pedestrian friendly
 - Needs to be uniform sidewalks on both sides of the street
 - Main St. Hill
 - There is lots of tourists and not enough parking
 - Public parking is too far from downtown
 - Needs to be more parking especially due to the Wild Pacific Trail
 - There doesn't need to be parking for each business in the downtown core
 - But have a general parking area → in the downtown core so people will stall walk
 - Vacant lot in downtown area could support this
 - Walking routes should support this
 - Main harbor parking is too full from people leaving their cars there overnight
 - Need long-term parking somewhere else in the city
 - Road in front of Aquarium should be pedestrian only
 - There needs to be more signage for pedestrians
 - Stopped using light house trail → too crowded
 - Doesn't want Tofino congestion
 - "Strangers" are changing neighborhood/community dynamic
 - Wants to preserve the essence of Ucluelet
 - Congestion by Pub and Zoey's bakery
 - Bay St and Peninsula are very congested
 - Cars parked on the street are causing issues → very dangerous
 - There needs to be an alternate route up Nora Rd past community center to take pressure off Peninsula Rd
 - RV's driving through town to lighthouse creating a crowded street
 - Needs to be signage for large vehicle routes and parking away from the cannery
 - Needs to be more public transit for people for people in outlying areas of town
 - Hitacu → Community across the bay
 - Millstream
 - Tofino
2. **There have been discussions on finding a new water source. Any comments on this?**
 3. **How can we better integrate different forms of travel (walking, bikes, scooters, cars?)**
 4. **How can we better manage tourism-related traffic in peak times?**

General Comments to Questions 2-4:

- Lots of complaints about water color
- It is a sludgy brown color that stains clothes yellow
- Has to resort to purchasing all my drinking water
- Needs to be better communication regarding water quality
 - What is acceptable and what is not?
 - Understanding water storage and filtration
- Water is too "mineral" → very suspicious
- Not feeling too impacted by it yet

- She filters the water doesn't see a problem with the quality
- There is drought conditions in summer
 - Bylaws are needed to encourage conservation (rainwater harvesting)
- Kennedy lake could be a new source for water
- Lives off grid* water supply isn't an issue
- Municipal water is very bad and unpleasant
- Embarrassing for hotels

Land Use Designations

Table Questions:

1. **The OCP supports a broad range of commercial, residential, and business in downtown Ucluelet. What can we do to improve this mix?**
2. **The Village Square is the main gathering place identified in the OCP. How can we draw more people/events into this Square?**
3. **Parks, trails, and open spaces are a key part of Ucluelet. Any thoughts on how we can improve linkages/spaces?**
4. **Looking to the future, how should Ucluelet manage tourism-related growth or new uses (like AirB&B) that might need to be addressed?**

General Comments to All 4 Questions:

- Need more and better sidewalks
- Whiskey Landing need to stay
- Build a hotel
- Town centre can be developed as an anchor to attract more tourists
- Town core needs more commerce
- Need to provide more parking lots for tourists
- Provide more activities on the coast: kayaking, surfing and so on
- Build retail, office, residential
- Food issue: need a piece of land to build "Community Garden" to provide local food.

Housing and Commercial

Table Questions:

1. Ucluelet continues to experience a fairly high growth rate (over 9% between 2006 and 2011). How can we manage growth?

- Learn from Tofino and clearly separate from Tofino
- Enforce strictly residential zoning areas
- Bring in young entrepreneurs with new energy to turn around local businesses (i.e. new owners transformed bowling/café building and pizzeria)
- Only develop currently zoned and existing land (use what we have)
- Don't make it difficult for building and development
- Needs more summer accommodations
- Promote winter season
- Need development relevant to the area
- Planning initiatives
- Someone working with planner to regulate and enforce bylaws
- Adjust to meet growing needs of families (elementary school most growth among school age students)
- Introduce an advocacy policy
- Need jobs that pay well

2. Housing affordability has been identified as an issue. What would you recommend to address affordability?

- Multi-family units
- More small and affordable condo units
- Implement strictly residential zoning area
- Realtor's perspective:
 - Ucluelet very affordable compared to surrounding communities
 - Many people living in Ucluelet and commuting to work in Tofino
 - Big market for urbanites moving into area (last 2 years) for housing affordability and community feel – people more involved in community and family life than Tofino and larger urban areas
- Not about affordable housing but rather **Housing that's affordable**
 - Affordable housing and low income housing already tried in Ucluelet and didn't work as it sets limits
 - Difference is what is needed in areas
- Encourage secondary suites and change bylaws to have more flexibility
 - Residents need suites to supplement income and zoning and bylaws making difficult to operate and build
- Need staff accommodations that are affordable
 - Introduce phase 1 and phase 2 of bylaws

3. Are there innovative forms of housing or development that should be included in the next OCP (for example, container housing, tiny houses)?

- Pocket neighbourhoods
 - Integrate sufficient parking
 - Green space
 - Detached but encourages density
 - \$250k range to keep attainable
 - Small homes or micro-units
 - Micro-units best for “weekend warriors” of Ucluelet and should not be in residential areas – if not full time resident then don’t allow in residential zoning
- Tiny house development communities
 - One development zoned for full-time residential residents (Residential zoning only)
 - 1. Living (residential)
 - Second development zoned for part-time and tourism (Residential and Commercial Zoning for seasonal and short term rentals)
 - 2. Nightly rentals (optional part-time)
 - This option encourages flexibility for nightly and seasonal residents
 - Need to set dollar amount to square footage. Small homes can be expensive for size. Size doesn’t always equal affordability.
 - Important to highlight wording of zoning in OCP
 - And/or both zoning allowed in neighborhoods or just one type of zoning
- Laneway housing development

4. How can we better integrate environmentally friendly principles into new housing and commercial development?

- Garbage pickup of glass items and boxes and cans; residents have to drive to drop off some recycling items
- Garbage and recycling pickup for commercial businesses
- Food truck business has restricted garbage and recycling pickup because of mixed-use residential/commercial zoning
- C2 zoning with business and vacation rental
- Central washrooms - need of public washroom near food truck; currently using portable toilets
- Green space everywhere
- Open space for public with areas sheltered from cold and rain

Other Issues

- **Secondary suites vs B&B/Airbnb bylaw zoning regulations:**
 - Attached vs detached use of secondary suites bylaw

- Why does it have to be attached? Some think it shouldn't matter if suite is attached or not to house
- Above garage and carriage house
- Absent landlord from main house
 - Non-B&B residences
 - Noise concerns
- Residents need secondary suites for income and affordability, especially young families on one income
- Secondary suites vs B&B/Airbnb bylaw regulations
- Part-time/vacation accommodations
- Zoning of commercial/residential
- New affordable housing developments

Additional Notes:

Call for historic preservation initiative of Imperial Lane Japanese Housing

- 1920s Japanese housing
 - Historically significant
 - Historic and unique
 - Water access
 - Increase density
 - Off street parking concern
- Average age of Ucluelet (Clayquot Biosphere Region) population is 34 years old (Vital Signs – 2016)
 - Elementary school population has exploded as young families have moved to Ucluelet (from ~200 to ~500 students)
 - Suites are needed to help allow young families to afford housing (for use of long term rental or holiday rental)
 - Is there a reason for zoning to restrict rentals to be attached to the main home? Or can the zoning be amended to allow for detached rentals?
 - Are alternative housing options available such as carriage homes?
 - A public washroom should be installed in the village core. Commercial businesses shouldn't be responsible for providing this service and it should be provided by the district.
 - Growth isn't a bad thing for the district. It increases the tax base and allows for more services.
 - Year-round affordable housing is needed for seasonal workers and long term residents.
 - Growth rate isn't an issue as long as proper servicing is maintained.
 - Ensuring homes aren't being left vacant (Holiday/Summer Homes)
 - Zoning is an issue with B&B and Vacation Rentals. Some residents are using their B&B zoning to operate vacation rental. B&B zoning helps regulate noise as owners have to live onsite. Vacation rentals harm community values. Need bylaw enforcement to stop these conversions.
 - Apartments/Condos need to be built to address affordability.
 - District needs to consider all types of housing alternatives

- Pocket neighborhoods (700 to 900sf homes with small storage)
- Creating co-operative infrastructure (driveways don't have to run up to every home, could have parking lot instead).
- Restaurants are too busy in the summer seasons – long waits to get a table.
- More food truck options and strategic locations.
- Bylaws need to be enforced to ensure accountability for staff housing needs on new and existing development.
- Ucluelet has seen an explosion of young families coming in to the community.
- Airbnb is becoming problematic as some owners are not complying with zoning and District isn't seeing any financial benefits.
- Young families need flexible housing options to develop homes and rental units.
- Area has changed from high paid unionized jobs to low paying non-unionized jobs (impacting workers' wages and ability to live in the community).
- Long term rentals are being converted to Airbnb units.
 - Need for strong regulation and enforcement (currently no bylaw officer).
 - Harms community values by taking permanent population out and replacing with a transient population.
 - Creates needed income for the homeowner but displaces those needing long-term rentals.
- More parking areas are needed for commercial businesses.
- National Parks Housing is sitting empty
 - Park employees were let go during Harper cuts and now this housing sits mostly empty. Could be used to help alleviate seasonal housing shortage.
- Community and District need to support commercial businesses as much as possible as they now lead the local economy. Incentives might need to be provided to encourage more commercial development.
- Housing prices don't reflect local wages.
- Need to build community wealth by supporting local businesses that keep money in Ucluelet over those that suck the money out.
- Young families are moving to Ucluelet for the lifestyle, giving up better employment opportunities.
- Developing Micro-Units for weekend warriors.
- Need to regulate and enforce bylaws on vacation rentals so that they don't deteriorate the sense of community and values.
- Keep money in the community through locally owned commercial businesses.
- Affordable housing isn't a successful concept; need to change the paradigm towards housing that is affordable.
- Laneway housing and tiny home developments for long-term rental and vacation rental.
- Need to allow families to benefit from their property through rentals **and/or** business, **and/or** etc.... (Instead of current model which is either/or).
- There are enough single family lots for developers, no need to create more.
- Don't make it too hard for developers to build in Ucluelet.
- More beds are needed to grow the tourism industry.
- Summer tourism exhausts the services; need to develop/market tourism during offseason to keep businesses open year-round.

- Affordable housing should be monitored based off the rental values charged instead of measuring by square footage (a little bit confused about what this means).
- Develop smaller homes and maintain green space.
- Balance environmental principles with development (but don't make it too hard for developers).
- Bylaw officer is needed to educate home owners on what they can and cannot do on their property.
- Workers are focused on limited opportunities and need flexible and affordable rental opportunity.

Summary

- **Young families** are the emerging demographic in Ucluelet and they need to be accommodated as much as possible.
- **Affordable housing** is still an issue in the community.
 - Developers need to be held responsible for constructing staff housing.
 - Property owners should be given more options for creating rental opportunities on their property (detached suite, carriage home, etc.).
 - Vacation Rental conversion needs to be regulated to prevent illegal conversion and preserve long-term rental availability.
 - All alternatives need to be considered to address the affordability issue (tiny homes, apartments, suites, etc....)
 - Housing prices reflect wages that are no longer being made in Ucluelet now that most jobs are non-unionized.
- **Conversion of Suites and BnBs to Vacation Rentals**
 - Most conversions are illegal.
 - Need bylaw enforcement.
 - Conversions impacts sense of community (Transients).
 - Noise issues (owners no longer on site).
- **Commercial business**
 - Need more parking for businesses
 - District needs to offer public washrooms as businesses shouldn't be solely responsible for providing that service to tourists.
 - Businesses are too busy during the summer. Need more businesses to accommodate for tourism and also build year-round business.

Industrial, Institutional, & Comprehensive Development

Table Questions:

1. How can we attract new industries to Ucluelet?

- Expansion of tourism/recreational
- Through positive planning initiatives and economic feasibility for business
- Creative zoning for new industries allowing new businesses to make money
- Being off the grid – make your community unique
- Wave energy!
- Technology – operated street lights
- Sustainable energy – solar panels (will make new opportunities like jobs)
- Involve high school students and the science projects
- Infrastructure – roads, internet, improve connectivity
- Use resources and limiting resources
- Take away negatives – improve highways and make them wider
- Encourage young families
- A welcome statement like “Welcome to Ucluelet – Open for Business!”
- Get VIU to open a satellite campus featuring aquaculture, teaching students to become salmon farmers
- Expand retail to service the fishing industry

2. How can we manage the impacts of new industries?

- Important to have infrastructure
- For infrastructure tourism/recreation we need skilled and knowledgeable people (not just staff but residents)
- By creating and enforcing strict rules and recreations – especially those that pertain to environmentally sensitive areas
- Ensure the use of sustainable energy
- If developers invest they could invest back profits into the institutions
- An oyster processing industry in Ucluelet
- Put in place regulations
- Sustainable power source
- Change OCP and protect off-roading areas
- Off-roading areas create employment for the community

3. What can we do to support existing institutional uses (school, community centre)?

- EA Programs on flora, fauna, geology so that high school students could think about a tourism career
- Encourage full use of existing infrastructure
- Encouraging and engaging federal and provincial government for funding i.e.: new seismically sound school for K to 12
- Upgrade new school and open new schools
- Merge schools with existing community centre

- Encourage young families to Ucluelet
- Branch of VIU should be open – with courses related to geothermal
- Aquatic
- Forestry

4. What new institutional/community uses should the District investigate as part of the OCP?

- Education Centre
- Upgrades to Peninsula Road – sidewalks, narrowing passages, crosswalks, traffic calming areas, new school K to 12
- Put together high school and elementary schools
- An available property owned by a warehouse owner – good place for a school
- Change zoning from residential to commercial

Additional Comments and ideas

- We really appreciate the good job being done by Mayor and Council
- Extend the trail to Tofino
- Create a community Hub with sustainable Hockey Arenas and swimming pools
- Merge Clinics, Fire, Ambulance, and RCMP together (24 Hour Triage - Ucluelet needs a 24 hour on call doctor)

Sewage Treatment, Waste, Recycling, & Emergency Services

Table Questions:

1. What can we do to prepare residents/tourists for emergencies (tsunami, road closures, major storm events)

- Federal gov. needs to provide ambulance and rescue service during peak tourist times
- CBC gave no tsunami warning → have to rely on local stations for warning
 - Not enough coverage
- Concerned about water in case of earthquake
- Wants more support in getting prepared for natural disasters
- Wants policy/insurance clarified at a provincial level
 - She can't get earthquake insurance for her house
- The current water supply won't sustain a major earthquake
 - Possibly need an alternative source
- Thinks the district is doing a really good job
 - Due to the shake out practice
- Need more communication between Tofino and Ucluelet
 - Discussing concerns, advantages of each

2. Waste recycling was identified as an issue on our “Planning on the Streets” Day. What can be done to encourage greater recycling/improve programs?

- Need to work harder in encouraging recycling
- Wants curbside recycling in commercial and residential zones
 - Especially for B&B’s
 - She pays for dumpsters for private business but wants city to promote recycling for residents
 - Owners currently have to go to the recycling depot
 - Wants town mandate to be “clean”
- There should be a bylaw focusing on people leaving garbage bags on road/forest
- Might be residents ‘not up to par’
- People are dumping garbage on the highway
- There should be compost collection
- Personal Preparedness is KEY

Sewage

3. How can we encourage recycling/reuse among tourists?

- Information is scarce
- A pamphlet may be helpful for residents and visitors to understand the system
- City should continue on with the plan for preparing for a natural disaster
- It is individual responsibility to have your home in order and self-sustained for an emergency
- Needs to be an educational and encouragement component lead by district to stress individual preparation and community game-plan for a disaster

4. What are the biggest issues facing the District in the next ten years for sewage treatment, solid waste, and recycling?

- New developments with proper sewage
 - Making sure there is capacity

General Comments

Ucluelet Local Foods www.ukeegrowlocalfood.com (formerly, the food initiative)

- representative attended, hoping district would give land for a community garden at proposed site near baseball diamond
- or keep garden at the junction location, do not build gas station there
- please put policies on OCP to further support local food and food security
- Bear-proof composting

Wild Pacific Trail Society (WPTS)

- Desire support to realize 18 acre site with interpretive/education centre similar in concept to Bamfield Marine Sciences Centre, possibly in partnership with VIU or other institution?
- Looking into key partners for land conservation of 18 acre old growth
- Currently the developer has the right to move the Wild Pacific Trail “at their expense” if need be. WPTS looking to protect the current trail route

Village Square commercial zoning needs to allow for Retail bottom, office middle, Long-term residential top NON STRATA

- One participant is currently working on a development proposal for the village core – Modern West Coast – glass, stone, wood
- Would like to see more multi-faceted industry rather than focus on just resource sectors (fishing, forestry, etc.)
- Possibly encouraging the TECH sector, IT, computer and IP industries, able to work from home or small office = year round employment, resilient to boom and bust,
- Downtown needs a “there, there” – can’t tell when driving through where the heart is

Possible Infrastructure barriers and need for better:

- Better internet
- Crosswalks
- Rentals
- Lack of high quality accommodation
- Rec. centre/pool
- Too few year-round restaurants and accommodation.
- Central parking lot at suitable location to allow people to walk the downtown - with green/garden roof, set into hill below Peninsula so does not block view

Residents of historic workers housing below Peninsula rd. concerned that their historic houses deserve preservation as they fit with the OCP in many ways – Historic preservation, housing, etc., - but the re-zoning of the area won’t allow them to be preserved as historical buildings, and residents may even have to leave. Some have lived in these structures for decades and would be homeless, or at least VERY hard pressed to find adequate and affordable, comparable accommodation in Ucluelet.



District of Ucluelet - Planning Your Community!

Comments from the Open House

November 26th 2016

Summary of the Event

An Open House was held on November 26th at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review.

The Open House was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others. Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

Findings from the Open House

Community Vision

1. Like it!
2. Harbour Rim/Shoreline – enhance the ocean board walk feeling with indoor/outdoor stores and local products
3. Like it too!
4. A great improvement – last two sentences could be combined “Ucluelet is a special place to live because it is friendly, diverse, and...”
5. The statement should strongly stress that we (community) do not want to ruin the experience people are coming here to experience

Industrial & Institutional

6. Water catchment area for residential and commercial industries
7. Tech industries for local solutions
8. Don't litter – garbage on the ground so the animals get hurt
9. Reduce, reuse, and recycle
10. Need more post-secondary educational opportunities

11. Medical centre
12. Emergency shelter
13. Commercial recycling
14. Protect our industrial zones

Housing & Commercial

1. Affordability is important
2. Need more affordable rental properties for families that allow pets, too
3. Keep development in line with nature
4. Focus on housing affordability for service industry employees
5. Stop spot zoning
6. Shop locally
7. Focus on a diverse housing market
8. Water filtration needs to be sorted out before it is metered. It is not reasonable to expect people to pay for unusable water
9. Fix 1999 blanket rezoning which threatens older homes in the core as residential
10. Improve traffic at Co-op parking lot and Main street
11. Residential being used commercially; needs to be taxed and inspected
12. Encourage secondary suites or other accommodation for year round housing
13. Develop a building and business development package
14. Maintain integrity of Ucluelet amidst development
15. Strictly residential zones need to be created
16. Encourage apartment development
17. Sharply control/curtail the proliferation of short term rentals in residential zones.
Encourage long term rentals with suitable secondary buildings
18. Need promotion to shop local
19. Detached rather than connected housing with breezeways would be a great option and a mortgage helper
20. Consider tax on vacant homes.

Heritage & Culture, Natural Environment

1. Improve recycling and community composting
2. Consider heritage designation for some buildings
3. Consider plaques to explain significance of certain areas or village sites
4. Include more public art and a process to accept and create public art that supports local artists
5. Where are the totem poles?
6. Like the idea of a VIU satellite campus
7. Support post-secondary opportunities

Village Square, Parks, Trails, & Open Space

1. Love the ocean!

2. More public washrooms in popular places so people don't need to go into the shops/stores
3. We need a water fountain – more than one
4. Parking on highway at WPT is a nightmare – someone is going to get hit
5. Wild Pacific Trail is key to this town! Expand this
6. Building more parking at businesses encourages people to drive. Instead, build bike racks as it encourages them to bike
7. Connect bike path to new PRNP Trail
8. Parking figured out for trail head of WPT along the highway before it becomes a Cathedral Grove
9. We need a sport fishing pier for youth and tourists
10. Re-equip park on Cedar and remember there are older children in the community
11. Create a social hub in the village centre
12. More community events for holidays (Christmas lights, free lighting ceremony)
13. Bike trails, public market, BMX track near golf course

Transportation and Water Supply

1. Focus on asset management, not more assets
2. Sidewalks in terrible condition and nonexistent in numerous areas. Very difficult for strollers and handicapped accessibility

Waste, Recycling, and Emergency Services

1. Please, please, please do this! Consider operating a municipal composting scheme to help with waste management, reduction in the land fill and do so in a Bear Aware manner.

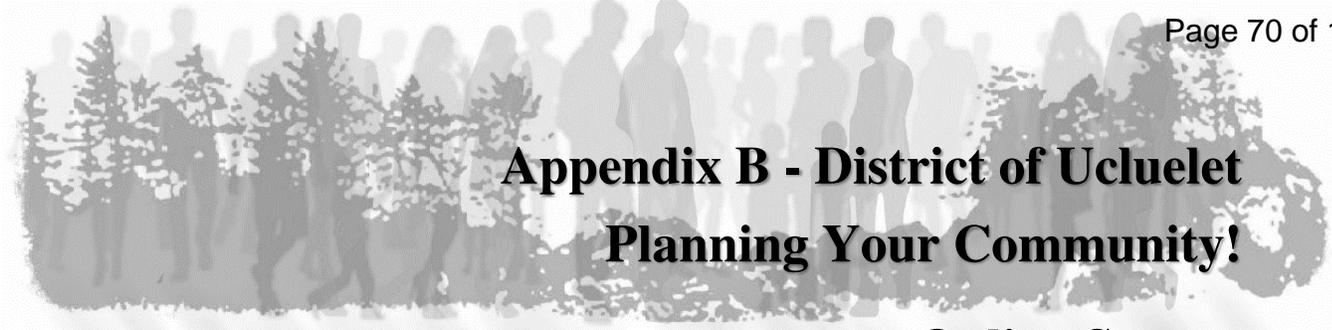
Greenhouse Gas Emissions – Targets, Policies, and Actions

1. Consider revising targets in light of new research
2. Encourage geothermal, heat pump and other sustainable heating- Council could set out a discount on the price of development permits

Other suggestions for the OCP Update

1. We have a pool and gym at the West Coast Market
2. Better sidewalks and more accessibility
3. Encourage education as the next big focus of the economy
4. Tourism Ucluelet needs to stop advertising as people are already out here. Needs to broadcast message that when people come here they need to be respectful of the special place they are in. Teach stewardship. Join with First Nations to spread message. People coming anyway; curb the potential ruination of our area
5. Development for pocket neighbourhoods!
6. Zone affordable housing please!
7. Lobby and partner for a new school or combined services police/fire/ambulance/medical

8. Tax second homes that are empty for most of the year – huge second home ownership destroys communities
9. A new school would be a huge benefit to our community
10. Regulate AirBnB severely with bylaw enforcement
11. Sign post walking routes through town along bike paths – encourage people to get out of cars
12. Really important – black sky at night is part of the authentic beauty of Ucluelet
13. A parking strategy for downtown is needed for at least the summer months
14. Allow growth in the community – new businesses and restaurants
15. The tourists are going to continue coming. We need more services to accommodate them and locals
16. Pool as part of outdoor leadership high school at Long Beach Airport with support of TFN
17. Find way for older movement impaired folks to sit in a vehicle and view ocean, other view scapes
18. With more residential development in the Upper Bay Area, I see traffic problems on Bay and Peninsula. There are already issues with long wait times and poor visibility. I think a traffic light could be very beneficial there. It could be green on Peninsula and with the pedestrian and vehicle activation on Bay.
19. Wild Pacific Trail
 1. Establish the trail corridor at 15 metres inland from the inland edge of the trail as a protected wild space. This line would be treated as district land with an additional buffer zone to any development
 2. Support consistent language in any revision of the Master Development Agreement that protects the trail and wild vegetation
 3. Envision a Wild Pacific Trail forest conservation area in the Artists' Loop section
 4. Support an education centre on the WPT



Appendix B - District of Ucluelet Planning Your Community!

Online Survey

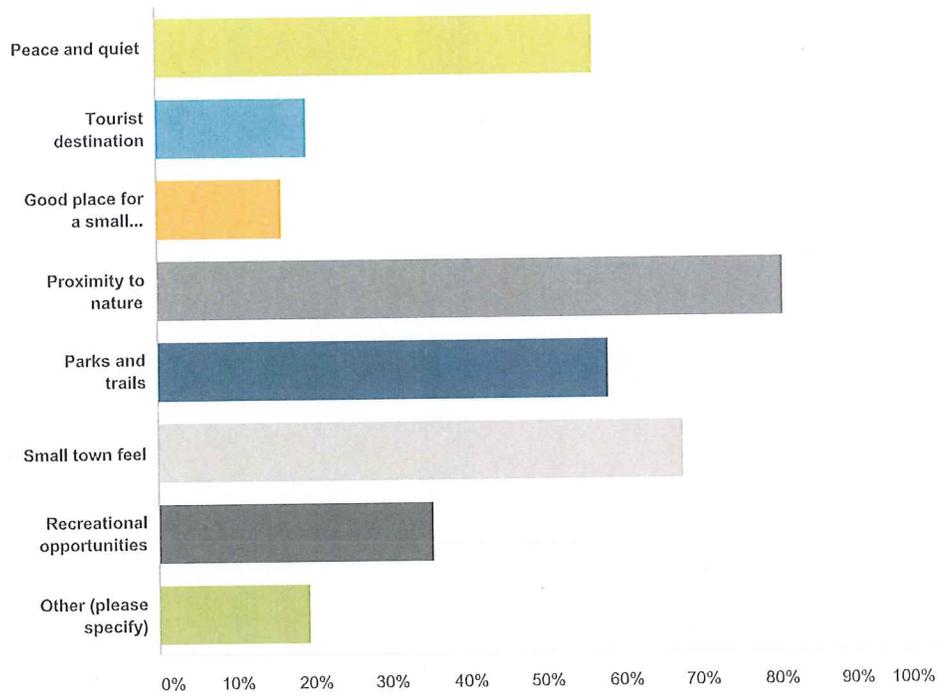
Online Survey

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24th to November 16th.

In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

Q1 What do you like most about your community?

Answered: 62 Skipped: 0



Answer Choices	Responses
Peace and quiet	56.45% 35
Tourist destination	19.35% 12
Good place for a small business	16.13% 10
Proximity to nature	80.65% 50
Parks and trails	58.06% 36
Small town feel	67.74% 42
Recreational opportunities	35.48% 22
Other (please specify)	19.35% 12
Total Respondents: 62	

#	Other (please specify)	Date
1	the people...the variety of occupations, the artists	11/14/2016 3:06 PM
2	There is an actual community	11/14/2016 1:07 PM
3	Aquarium, great places to eat	11/13/2016 12:34 PM
4	the people	11/11/2016 2:48 PM
5	Beach Access	11/10/2016 9:49 PM
6	Everything	11/10/2016 6:11 PM
7	Historical connection to the ocean	11/8/2016 8:30 PM

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SurveyMonkey

8	Wild places	10/31/2016 5:00 PM
9	Our strong sense of community and outsiders wanting some	10/31/2016 8:53 AM
10	Nature in town: trees, native species, privacy, birdlife etc.	10/29/2016 5:32 PM
11	clean air	10/27/2016 11:40 PM
12	access to BGI	10/24/2016 1:49 PM

Q2 What makes Ucluelet unique from other communities on Vancouver Island?

Answered: 53 Skipped: 9

#	Responses	Date
1	Location. Otherwise it is a town of coffee shops, restaurants and people like every other town...so far.	11/15/2016 7:14 PM
2	The setting is gorgeous and wild, the people are warm and caring, and the place isn't too crowded (yet).	11/15/2016 4:25 PM
3	It's so close to a natural setting, unique and lovely.	11/15/2016 12:14 AM
4	We balance our focus on the tourism industry with community sustainability	11/14/2016 7:11 PM
5	weather	11/14/2016 4:01 PM
6	That it's a secret...like a gem undiscovered.	11/14/2016 3:06 PM
7	Our family feel, community events like Halloween howl makes us feel united.	11/14/2016 1:08 PM
8	Rough coastline, remote yet still accessible, friendly and community minded	11/14/2016 1:07 PM
9	Friendly, diverse residents.	11/14/2016 9:30 AM
10	Community feel	11/14/2016 2:59 AM
11	trails alongside the open ocean	11/13/2016 12:34 PM
12	Remote, rugged beauty	11/13/2016 8:20 AM
13	Setting	11/12/2016 8:06 AM
14	Rugged natural setting, tucked away from larger communities. A true get away with comfortable amenities	11/11/2016 8:06 PM
15	Wild Pacific Trail	11/11/2016 4:06 PM
16	the people	11/11/2016 2:48 PM
17	all of the above	11/11/2016 4:05 AM
18	It's not as accessible as other places, which keeps the population down. It also is somewhat isolated on the peninsula and is right next to the Barkley Sound	11/10/2016 9:49 PM
19	Coastline beauty	11/10/2016 8:06 PM
20	location	11/10/2016 7:17 PM
21	"Unique" would be hard to say, but special in the generalised sense of protecting the environment.	11/10/2016 6:29 PM
22	Wild Pacific Trail	11/10/2016 6:20 PM
23	Wild Pacific trail	11/10/2016 6:16 PM
24	remote wild west coast and pristine beaches	11/10/2016 6:11 PM
25	Largest Fishing Harbor	11/8/2016 8:30 PM
26	We are trying to grow in a controlled manner	11/7/2016 9:31 AM
27	Its setting on the Ocean, plus its retention of small town feeling,	11/2/2016 5:28 PM
28	beauty, aquarium, walking distance to Wild Pac. Trail	11/2/2016 10:01 AM
29	less people	10/31/2016 5:44 PM
30	Raw beauty, open ocean waves	10/31/2016 5:00 PM
31	location	10/31/2016 10:46 AM
32	It's friendly atmosphere	10/31/2016 8:53 AM

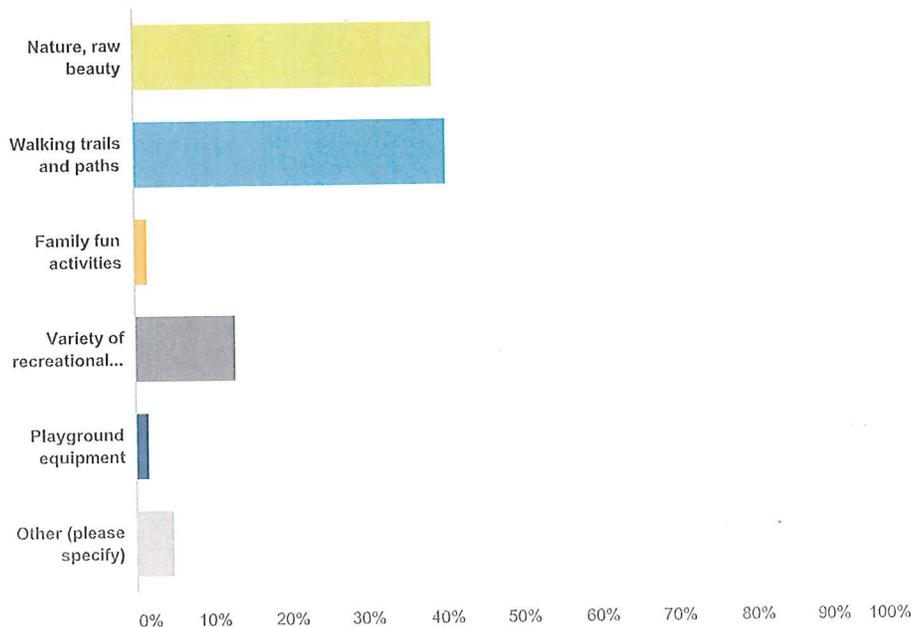
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33	Proximity to rocky shores and beaches, as well as neighbouring communities	10/30/2016 11:29 PM
34	Small but diverse.	10/30/2016 3:13 PM
35	Remote small town	10/30/2016 10:24 AM
36	We are not easily essibble, One needs to want to come here we are not a pass through town.	10/30/2016 10:17 AM
37	Close knit community feel and the challenges of living in a relatively remote area.	10/30/2016 6:53 AM
38	Small village feeling with many local west coast artists. The Best trails in close proximity to many accommodations. Supports local small business. Close to National Park	10/29/2016 11:23 PM
39	WPT and nature in town	10/29/2016 5:32 PM
40	It is still small and does not have any chain restaraunts or big box stores	10/29/2016 4:41 PM
41	Authenticity	10/29/2016 4:23 PM
42	small town, yet good planning in place	10/29/2016 11:52 AM
43	Community	10/28/2016 9:32 PM
44	Our harbour and shoreline use	10/28/2016 2:59 PM
45	remote location but still accessible by land, air, water	10/28/2016 12:22 PM
46	Wild Pacific Trail - an easy trail with stunning views, huge benefit to town	10/28/2016 11:08 AM
47	Rugged landscapes	10/28/2016 9:33 AM
48	We are the end of the road. No through traffic.	10/28/2016 7:48 AM
49	Its recognition of diversity, not all the eggs in the tourism basket	10/28/2016 12:25 AM
50	Isolated, lost of families with young children, expensive to live here	10/27/2016 11:40 PM
51	friendly people	10/27/2016 11:21 PM
52	Geography - it's a small town at a world class destination	10/24/2016 3:09 PM
53	Pacific rim Nat'l Park, Remote	10/24/2016 1:49 PM

Q3 What do you enjoy most about Ucluelet's parks?

Answered: 62 Skipped: 0

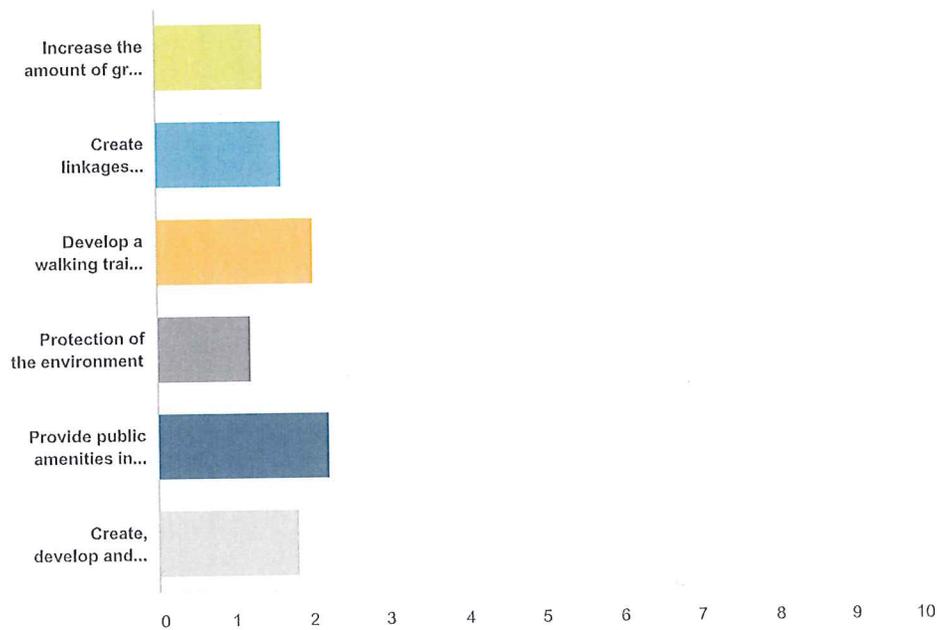


Answer Choices	Responses	
Nature, raw beauty	38.71%	24
Walking trails and paths	40.32%	25
Family fun activities	1.61%	1
Variety of recreational opportunities (biking, hiking, etc.)	12.90%	8
Playground equipment	1.61%	1
Other (please specify)	4.84%	3
Total		62

#	Other (please specify)	Date
1	Except for the one across from the RCMP I don't use them. Too open and sterile.	11/15/2016 7:14 PM
2	All of the above...great that there are both. The playground down by the aquarium needs to be improved.	11/14/2016 3:06 PM
3	our kids are now grown up. (no longer here)	11/2/2016 4:13 PM

Q4 Please indicate the importance of the following OCP parks, trails and open space policies.

Answered: 62 Skipped: 0



	Very Important	Somewhat Important	Neutral	Not Important	Don't Know	Total	Weighted Average
Increase the amount of green spaces protected within new developments	64.52% 40	32.26% 20	1.61% 1	1.61% 1	0.00% 0	62	1.40
Create linkages between green spaces within the District and to the outer side of the peninsula, including connection to the Wild Pacific Trail.	54.84% 34	33.87% 21	4.84% 3	6.45% 4	0.00% 0	62	1.63
Develop a walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane, and other parts of town.	32.79% 20	42.62% 26	14.75% 9	9.84% 6	0.00% 0	61	2.02

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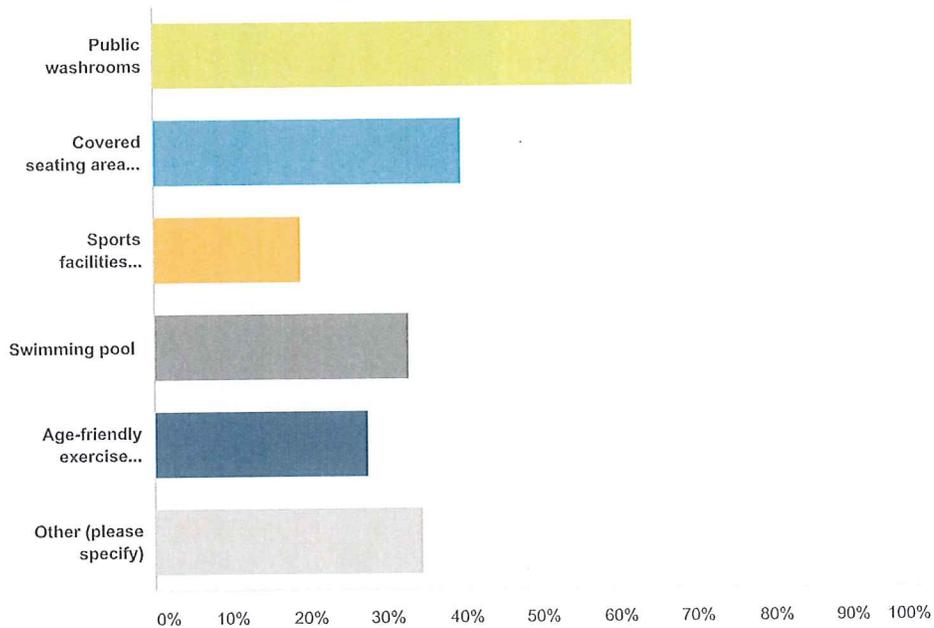
Protection of the environment	80.00%	18.33%	1.67%	0.00%	0.00%	60	1.22
	48	11	1	0	0		
Provide public amenities in parks and along trails, which may include but are not limited to playgrounds, bike racks and covered seating areas.	27.42%	37.10%	24.19%	9.68%	1.61%	62	2.21
	17	23	15	6	1		
Create, develop and protect the Wild Pacific Trail (WPT) on the inlet side of the Peninsula and Hyphocus Island.	52.46%	22.95%	14.75%	9.84%	0.00%	61	1.82
	32	14	9	6	0		

#	Are there any other actions or policies the District of Ucluelet should pursue to develop the parks and trails system?	Date
1	I think we have enough trails already, but if they can be used to protect water access and human focused (housing, industrial etc) development to provide wildlife corridors along the coastline and inner harbour, I would support an expanded trail system.	11/15/2016 7:14 PM
2	Keep a forested buffer along the trail so that it retains the wilderness feeling. And make sure that it doesn't get too crowded for people to enjoy it.	11/15/2016 4:25 PM
3	I think a focus on the boat basin and surrounding areas should be focused on	11/14/2016 7:11 PM
4	create more natural trails too - not just gravel; bike trails too!	11/14/2016 4:01 PM
5	Perhaps a couple of garbage cans at exit points on WPT for garbage that has been washed up on the beaches such as plastic bottles and pieces of styrofoam.	11/14/2016 3:06 PM
6	create more sidewalks or paths	11/13/2016 12:34 PM
7	rather than lots of green space from the new developments have the option to take \$'s in lieu to put towards more significant green spaces.	11/11/2016 8:06 PM
8	Install fitness-related outdoor equipment and fitness circuits	11/10/2016 9:49 PM
9	Enforce the dog leash and cleanup policies	11/10/2016 8:06 PM
10	Push as far as possible the extension of the WPT towards the National Park boundary.	11/10/2016 6:29 PM
11	May have been mentioned. Tie a wooden walkway/docking from the Moorage to Waters edge, perhaps further west in the future.	11/10/2016 6:20 PM
12	Accessibility for wheel chairs and limited mobility people	11/10/2016 6:16 PM
13	I don't think so	11/10/2016 6:11 PM
14	Not expropriate private land	11/8/2016 8:30 PM
15	Do not ceate a gravel path on marine dr. build a proper sidewalk	11/2/2016 4:13 PM
16	expand Wild Pacific Trail towards Millstream	11/2/2016 10:01 AM
17	Do not allow business soliciting on the Wild Pacific Trail	10/31/2016 5:00 PM
18	a covered play area would be amazing for our rainy climate, as would exercise equipment for all ages	10/30/2016 11:29 PM
19	Better pedestrian routes through town, currently too dangerous for children & seniors especially. Start at Co-op intersection.	10/30/2016 3:13 PM
20	When Parks are under repair, That they get repaired and not shut down for months.	10/30/2016 10:17 AM
21	policy of a DEVELOPMENT PLAN required for all new developments!!!	10/29/2016 5:32 PM
22	Recycling bins in a few places around town, next to the municipal garbage cans. Create more historical pictorial stops around town (like the dug out canoe by the info centre)- possibly create a self guided interpretive walk from site to site	10/29/2016 4:41 PM
23	Protect and develop the WPT where it is now.	10/28/2016 11:08 AM
24	Do not over develop green parts of Ucluelet	10/28/2016 9:33 AM
25	Coexistence with wildlife, especially large carnivores	10/28/2016 8:47 AM
26	Re-aactivate the inner harbour trail system through the promenade, and Whiskey Landing, through Island West and the baor basin, inside the campgrounds through to Waters Edge, and beyond.	10/28/2016 12:25 AM
27	Ensure future deelopment doesn't occur within a set distance from the WPT. (Example - a buffer between the trail and new building.	10/27/2016 11:40 PM
28	Beautify Ucluelet - for what it is - it doesn't look like a world class destination - need better architectural controls for businesses etc.,	10/24/2016 3:09 PM

Q5 What facilities should be added to the

parks in the community?

Answered: 58 Skipped: 4



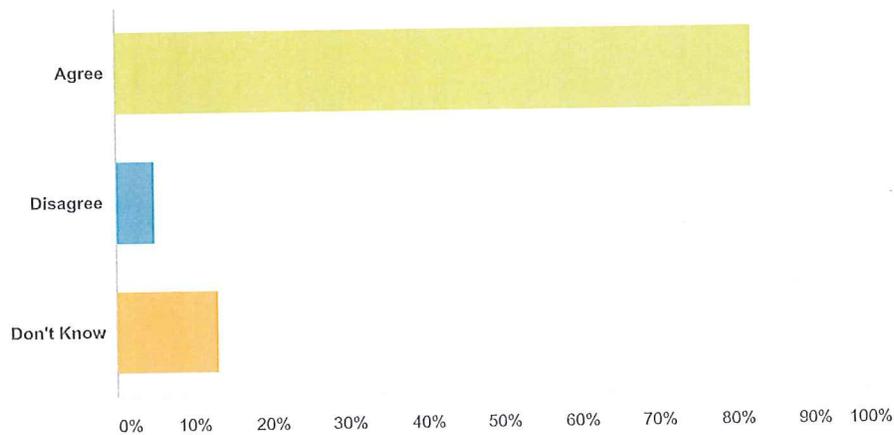
Answer Choices	Responses
Public washrooms	62.07% 36
Covered seating areas and gathering spaces	39.66% 23
Sports facilities (basketball nets, volleyball court, fitness equipment)	18.97% 11
Swimming pool	32.76% 19
Age-friendly exercise equipment	27.59% 16
Other (please specify)	34.48% 20
Total Respondents: 58	

#	Other (please specify)	Date
1	We need more recreational opportunities that emphasize water use but that are cheap enough so everyone can afford them ..and to send their kids. Sailing, snorkelling, diving, windsurfing, kiteboarding etc. Lets use the natural environment we have instead of spending millions suporting/ promolng sports that do not fit naturally into a warmer wetter climate	11/15/2016 7:14 PM
2	Bear-proof garbage receptacles & recycling receptacles	11/15/2016 4:25 PM
3	outdoor skating rink	11/14/2016 4:01 PM
4	I was thinking one of those outdoor gym facilities like you see at the beach in Parksville. I'd like to see it in a very piquresque spot like whiskey dock - although this spot wouldn't work you get the idea of what I'm thinking. A beautiful outdoor place to work out and central aobpeople want to use it.	11/14/2016 1:08 PM
5	Community gardens	11/14/2016 1:07 PM
6	activities geared to seniors	11/14/2016 2:59 AM
7	work with local businesses to provide more local activities ie: kayaking, surfing, paddle boarding, trail walking & guiding	11/13/2016 12:34 PM
8	avoid 'plastic' playground, go with nature based play equipment. Kids have the ability if we allow them to invent play with nature based items.	11/11/2016 8:06 PM
9	Horse shoe pitch	11/10/2016 6:16 PM

10	Something for everyone and for all ages and abilities or disabilities	11/10/2016 6:11 PM
11	Nothing else, what we have is not used to the full potential	11/2/2016 4:13 PM
12	showers, gym	11/2/2016 10:01 AM
13	Swimming pool makes no sense -- we have one and the community is small	10/31/2016 5:00 PM
14	benches and bird,/tree /plant species etc identification signs, such as are on the WPT	10/29/2016 5:32 PM
15	BBQ pit sites and fire pit sites along waterfront. Make Blackrock create s trail connection infront of Blackrock (10/29/2016 4:41 PM
16	bike racks	10/28/2016 11:08 AM
17	Ice rink	10/28/2016 8:47 AM
18	A functional recreation building at Tugwell Field, addressing the need for an indoor facility for soccer (on rainy days and throughout the winter), hard sports oppourtunities (replacing the defunct Rec Hall) with change rooms and concession facilities to enable hosting soccer and baseball tournaments.	10/28/2016 12:25 AM
19	Water fountains in high use areas (Village Green), Swimming pool when feasible, a new recreation hall for programs like gymnastics	10/27/2016 11:40 PM
20	Don't need a multiplex just a decent pool to take the family	10/24/2016 3:09 PM

Q6 The current OCP aims to "connect commercial areas to other parts of the District through multi-use pathways, sidewalks, and other transportation routes." Do you agree with this policy?

Answered: 61 Skipped: 1



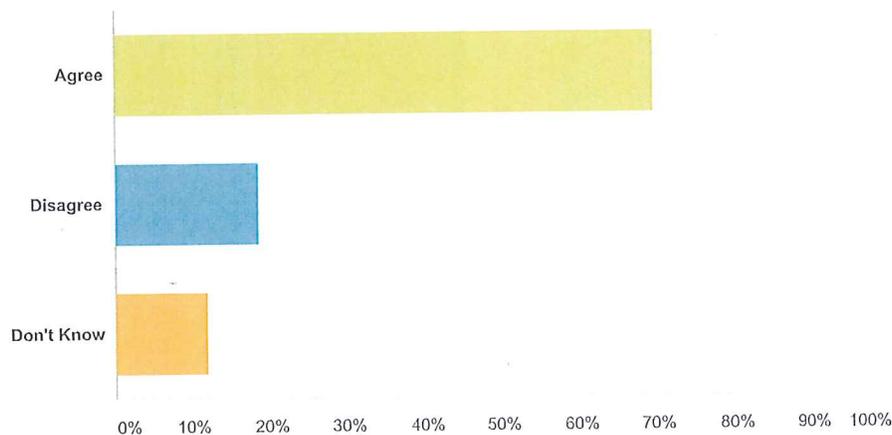
Answer Choices	Responses
Agree	81.97% 50
Disagree	4.92% 3
Don't Know	13.11% 8
Total	61

#	Additional Comments	Date
1	New subdivisions (do we really need anymore?) should reflect ther eality that we will all be driving electric and enclosed human powered vehicles in the very near future. Roads should be designed to facilitate the more vulnerable modes of transport to recognize this and encourage their use.	11/15/2016 7:14 PM

2	Like the idea of having multi-use pathways that allow people to bike or walk wherever they want to go in town. We have bakeries in the Eco-industrial park that I like to visit by bike for example. It's also great to be able to walk part of the WPT and then loop back through town.	11/15/2016 4:25 PM
3	Must consider costs.	11/8/2016 8:30 PM
4	we already have steet that do that, expand the sidewalks system(not gravel paths)	11/2/2016 4:13 PM
5	We need to be more bike friendly! This is a very difficult place to ride a bike...or teach children to ride bikes.	10/30/2016 11:29 PM
6	The core commercial area of Ucluelet should be intensified (main st/village square) creating more walkability.	10/29/2016 4:41 PM
7	Access to already developed areas makes the most sense	10/28/2016 9:33 AM
8	Likley, but needs to be done in a way that keeps interactions with large carnivores in mind.	10/28/2016 8:47 AM

Q7 The 'Village Square' are those lands within approximately a five minute walk or 400 metre radius of Main Street and Peninsula Road. The current OCP commercial policy is to "support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs." Do you agree with this policy?

Answered: 59 Skipped: 3



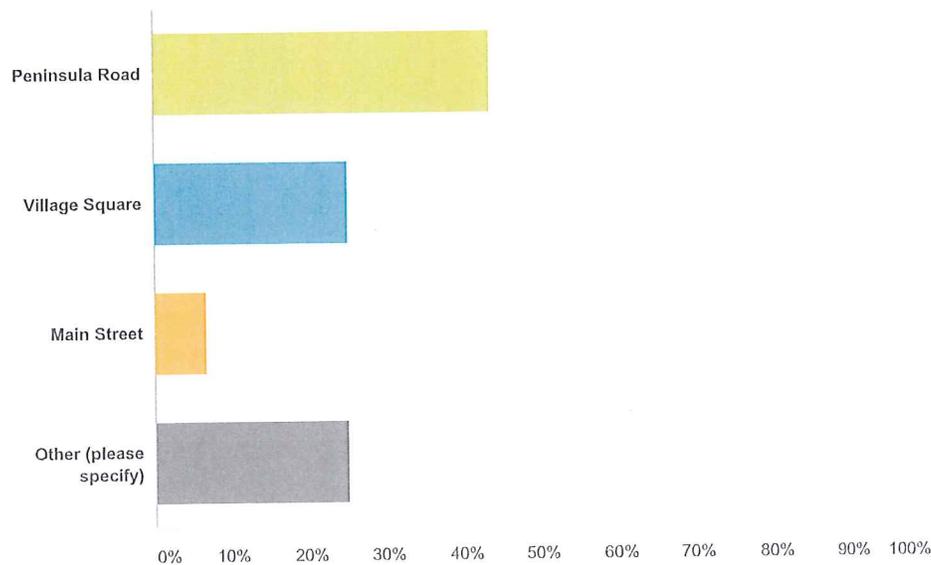
Answer Choices	Responses
Agree	69.49% 41
Disagree	18.64% 11
Don't Know	11.86% 7
Total	59

#	Additional Comments	Date
1	A downtown core is vital, but we should create the diversity that allows people to quickly access stores for basics without having to drive so much. We should also be careful not to destroy existing housing and neighbourhoods in pursuit of some planning "ideal"	11/15/2016 7:14 PM

2	It is great to have a vibrant Village Square but there are also other locations in town for commercial and retail - i.e., along Peninsula and up Forbes Rd.	11/15/2016 4:25 PM
3	need to develop into more than a two-street town	11/14/2016 4:01 PM
4	I feel the district is forcing commercial spaces in houses or areas not suited for them and taking precious residential homes out of the market.	11/14/2016 1:11 PM
5	would like to see more affordable development to attract businesses	11/13/2016 12:34 PM
6	There should be accomodation made for some residantial units within the Village Square	11/11/2016 2:48 PM
7	There is a significant lack of diversity in types of shopping experiences in the downtown core, such as quality clothing or outdoor equipment	11/10/2016 9:49 PM
8	The Fish Plants predate development and needs protection.	11/8/2016 8:30 PM
9	more foodtrucks and businesses	11/2/2016 10:01 AM
10	since the OCP in 1998 this has not happened as there was no incentives from council to encourage growth such as tax breaks. This was an important part of the 1998 OCP to make this growth happen	10/31/2016 8:53 AM
11	What is a hierarchy of commercial uses? I avoid that area because I don't want to go through the dangerous intersection.	10/30/2016 11:29 PM
12	Ignoring the Peninsula Road commercial corridor is inappropriate and disrespectful to existing businesses which have contributed so much to our communities. Develop both.	10/30/2016 3:13 PM
13	Impossible to meet the "full range of residents" and visitors"	10/28/2016 2:59 PM
14	However, current residents in the area should not be forced to make their residential homes commercial	10/28/2016 11:08 AM
15	Zoning within the village square needs to be revised.	10/28/2016 7:48 AM
16	The Village Square is one of the main areas but many business are have shifted towards the exit of town and Forbes Road (Howlers, Solidarity etc). This should be explored and if there are several clusters of shops then that needs to be addressed in the OCP. The focus cannot be on Village Square only.	10/27/2016 11:40 PM

Q8 Where should future commercial development be concentrated?

Answered: 60 Skipped: 2



Answer Choices	Responses
Peninsula Road	43.33% 26
Village Square	25.00% 15

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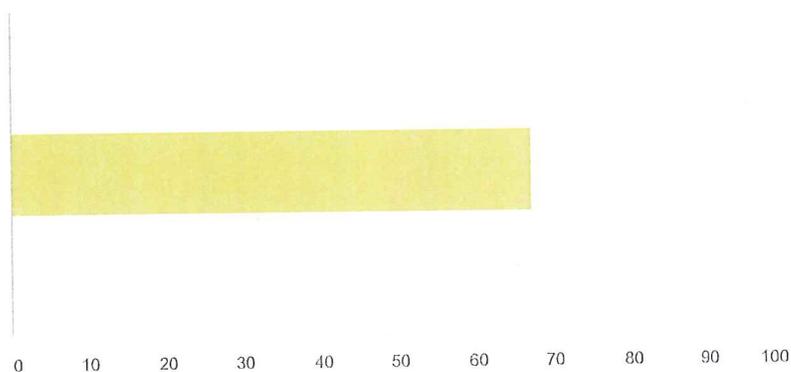
SurveyMonkey

Main Street	6.67%	4
Other (please specify)	25.00%	15
Total		60

#	Other (please specify)	Date
1	We need some predictions of potential growth expected - or allowed and a vision of what that might be. An open ended question like this suggests we are just going to respond rather than direct or control, and without some indication of growths we are expecting this question is very difficult to answer. How much is enough....this question is becoming more and more a point of discussion as we reach the limits of sustainable communities.	11/15/2016 7:14 PM
2	Commercial development along Peninsula Rd, Main Street and Forbes Street are all fine. I don't agree with expanding the commercial area to radiate out from the Village Square. I think it's ideal to have the mix of residential and commercial.	11/15/2016 4:25 PM
3	closer to the new public parking by the RCMP station	11/15/2016 11:34 AM
4	by the lighthouse and big beach too (e.g. cafe)	11/14/2016 4:01 PM
5	It should depend on the commercial business, and the size of the proposed business.	11/11/2016 8:06 PM
6	Along the harbour	11/11/2016 2:48 PM
7	Eber road	11/2/2016 4:13 PM
8	Village Square but also Peninsula	11/2/2016 10:01 AM
9	village square and Peninsula Rd	10/31/2016 8:53 AM
10	Both Village Square & Peninsula Road	10/30/2016 3:13 PM
11	We need to be mindful of other areas within the district so there are other areas to explore. Supporting small local business who showcase who we are. I think it is important to include and respect our First Nations culture.	10/29/2016 11:23 PM
12	It should concentrate in the village square and main st and be discouraged along peninsula. Main St should be made into a one way street going downhill towards the water and connecting to Bay St. The road in front of the district office and between the ocean/aquarium should be decommissioned and turned into green space for picnicking, concerts, markets, festivities, outdoor movies etc.	10/29/2016 4:41 PM
13	Village Square the immediate surrounding area - to build up a clear "town centre" and focus of activities.	10/28/2016 7:48 PM
14	Peninsula rd. from COOP towards the Welcome to Ucluelet sign, keeping school area and on as mainly residential	10/28/2016 11:08 AM
15	Commercial development will be spread out - Peninsula, Village Square, Main Street, Forbes Road.	10/27/2016 11:40 PM

Q9 Please rate the importance of industry in Ucluelet.

Answered: 61 Skipped: 1



Answer Choices	Average Number	Total Number	Responses
	67	4,096	61
Total Respondents: 61			

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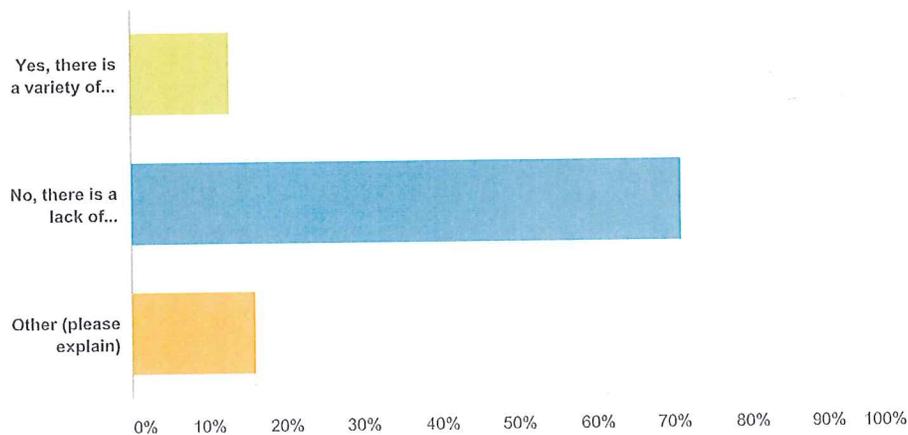
SurveyMonkey

#		Date
1	50	11/15/2016 7:14 PM
2	100	11/15/2016 4:25 PM
3	75	11/15/2016 11:34 AM
4	69	11/15/2016 12:14 AM
5	92	11/14/2016 7:11 PM
6	33	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	84	11/14/2016 1:08 PM
10	62	11/14/2016 1:07 PM
11	60	11/14/2016 9:30 AM
12	2	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	62	11/13/2016 8:20 AM
15	30	11/12/2016 8:06 AM
16	64	11/11/2016 8:06 PM
17	71	11/11/2016 4:06 PM
18	84	11/11/2016 2:48 PM
19	50	11/11/2016 4:05 AM
20	45	11/10/2016 9:49 PM
21	85	11/10/2016 8:06 PM
22	79	11/10/2016 7:17 PM
23	33	11/10/2016 6:29 PM
24	50	11/10/2016 6:20 PM
25	52	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	100	11/8/2016 8:30 PM
28	75	11/7/2016 9:31 AM
29	56	11/2/2016 5:28 PM
30	100	11/2/2016 4:13 PM
31	88	11/2/2016 10:01 AM
32	2	10/31/2016 5:44 PM
33	48	10/31/2016 5:00 PM
34	100	10/31/2016 9:43 AM
35	60	10/31/2016 8:53 AM
36	71	10/30/2016 11:29 PM
37	90	10/30/2016 3:13 PM
38	100	10/30/2016 10:35 AM
39	51	10/30/2016 10:24 AM
40	100	10/30/2016 10:17 AM
41	50	10/30/2016 9:03 AM
42	74	10/30/2016 7:19 AM
43	90	10/30/2016 6:53 AM

44	1	10/29/2016 11:23 PM
45	45	10/29/2016 5:32 PM
46	63	10/29/2016 4:41 PM
47	100	10/29/2016 4:23 PM
48	56	10/29/2016 11:52 AM
49	60	10/28/2016 9:32 PM
50	86	10/28/2016 7:48 PM
51	39	10/28/2016 2:59 PM
52	100	10/28/2016 12:22 PM
53	75	10/28/2016 11:08 AM
54	40	10/28/2016 9:33 AM
55	60	10/28/2016 8:47 AM
56	75	10/28/2016 7:48 AM
57	100	10/28/2016 12:25 AM
58	80	10/27/2016 11:40 PM
59	43	10/27/2016 11:21 PM
60	74	10/24/2016 3:09 PM
61	62	10/24/2016 1:49 PM

Q10 Ucluelet's current OCP details a comprehensive strategy for affordable housing. Do you feel the community offers a variety of affordable housing options?

Answered: 62 Skipped: 0

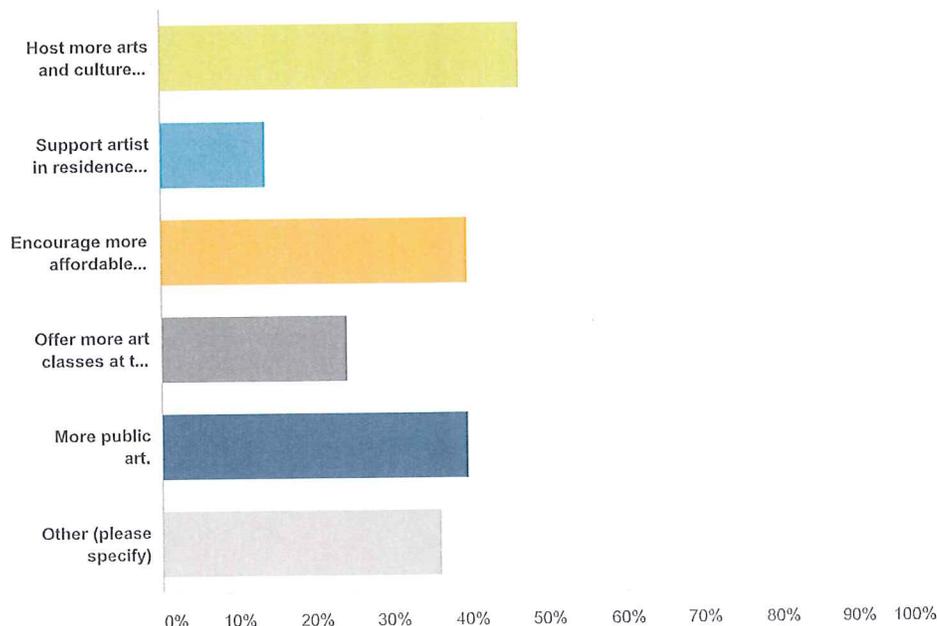


Answer Choices	Responses	Count
Yes, there is a variety of affordable housing options	12.90%	8
No, there is a lack of affordable housing in the community	70.97%	44
Other (please explain)	16.13%	10
Total		62

#	Other (please explain)	Date
1	You need to provide some detail about what the community provides and the issues around this. Many of these questions are ones of "feeling" rather than knowledge and most people just don't know because they are not looking for housing right now. What do you mean by affordable? So young people can get started here and be able to stay in their community, or that a family with two people working can afford one or just one person working....etc.?? All housing should be "affordable". I think we need to start the discussion about marketplace based housing prices or we get into a situation where we are subsidizing housing for anyone who can't afford the inflated prices. That is not a sustainable community unless you are willing to increase taxes to pay for it. We already have non-affordable food prices (in the order of 30%), but wages are not 30% higher than elsewhere. If we don't address these questions in the open, we will become a community of financially wealthy transients, which is not a community of families.	11/15/2016 7:14 PM
2	don't know	11/11/2016 8:06 PM
3	Generally, yes, but there needs to be specific provision of cheap housing for summer staff of restaurants and tourism facilities.	11/10/2016 6:29 PM
4	it is not councils role to provide housing	11/2/2016 4:13 PM
5	Affordable housing is important but needs good supervision to insure housing is well maintained and bylaws are enforced.	10/31/2016 5:00 PM
6	define affordable	10/31/2016 10:46 AM
7	Illegal nightly rentals taking away affordable housing options. Bylaw needs to enforce the bylaws	10/31/2016 9:43 AM
8	the affordable housing model failed in Ucluelet. Realistically when you look around the island our housing options are not overly expensive but we lack rental accommodation	10/31/2016 8:53 AM
9	While we have diversity in our housing stock, there is limited availability	10/30/2016 11:29 PM
10	I would like to explore the concept of "senior co-housing" in Ucluelet	10/29/2016 11:52 AM

Q11 How can the District of Ucluelet further support the arts and culture?

Answered: 58 Skipped: 4



Answer Choices	Responses
Host more arts and culture events.	46.55% 27
Support artist in residence programs.	13.79% 8
Encourage more affordable housing.	39.66% 23

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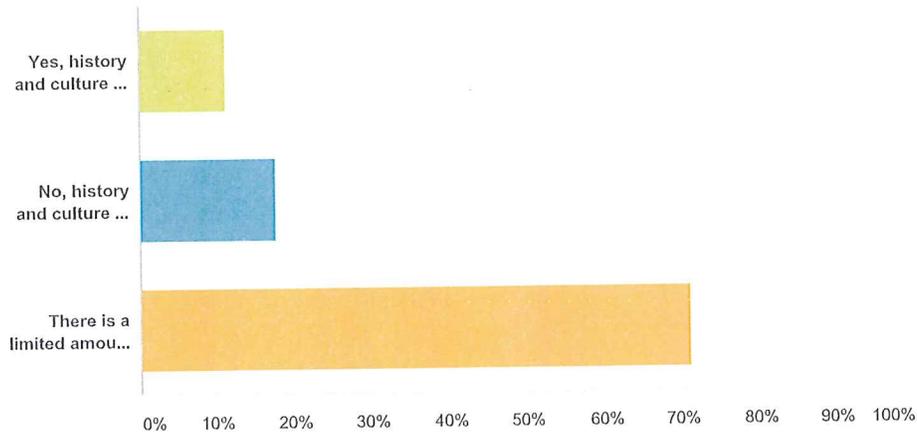
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Offer more art classes at the community centre.	24.14%	14
More public art.	39.66%	23
Other (please specify)	36.21%	21
Total Respondents: 58		

#	Other (please specify)	Date
1	Which culture? A culture of tourism? recreation?environmental awareness and associated action?....do we even know what our culture is?	11/15/2016 7:14 PM
2	Offer more art and support more arts and culture events but I think the District does a pretty good job! Yay for Marla Thirsk & Barbara Schramm!!!	11/15/2016 4:25 PM
3	beautify the city; artists grants & commissions	11/14/2016 4:01 PM
4	Perhaps develop an area with a row of artist studios where they could work, live, sell their art, attract tourists but it would have to be affordable for the artists you are trying to attract.	11/14/2016 3:06 PM
5	Fix the sound issues in the community centre	11/14/2016 1:11 PM
6	All of the above may come at a cost, until the cost of the proposed programs are known it would be difficult to support any of the programs at this time.	11/11/2016 8:06 PM
7	There's enough support to the arts as it is, they are no different than any other industry	11/10/2016 9:49 PM
8	Work in conjunction with local arts groupos, notable Pacific Rim Arts Society....do not set. up new and therefore additionally costly structures.	11/10/2016 6:29 PM
9	Any or all of the above	11/10/2016 6:11 PM
10	More funding for historical society	11/8/2016 8:30 PM
11	we have provided a brand new facility, which can be used for this purpose	11/2/2016 4:13 PM
12	I think there is sufficient support	10/31/2016 5:00 PM
13	allow the arts to develop without government interference	10/31/2016 10:46 AM
14	support a theater with the museum at the lighthouse site	10/31/2016 8:53 AM
15	support local arts and culture organizations through partnerships	10/30/2016 11:29 PM
16	Work with cultural promoters to develop an attractive location & policies for private sector cultural events.	10/30/2016 3:13 PM
17	Partner with PRAS and offer grant \$\$ for youth and art initiatives and new and continual cultural events	10/29/2016 4:41 PM
18	The arts seem to be well represented at this time, perhaps time to focus on other industry?	10/28/2016 11:08 AM
19	Build an arts centre, as in Banff	10/28/2016 8:47 AM
20	Let it devvelop on its own - this is for people to create, not government to experimet with.	10/28/2016 12:25 AM
21	Perhaps and Arts and Culture committee is needed to steer this if residents want more arts and culture in Ucluelet. PRAS?	10/27/2016 11:40 PM

Q12 Is the history and culture of Ucluelet showcased throughout the community?

Answered: 62 Skipped: 0



Answer Choices	Responses
Yes, history and culture is showcased and easily observed	11.29% 7
No, history and culture is not easily observed	17.74% 11
There is a limited amount of history and culture present, but it needs some work.	70.97% 44
Total	62

Q13 Do you have any suggestions about how the history of Ucluelet could be celebrated further?

Answered: 32 Skipped: 30

#	Responses	Date
1	Museum and establish heritage sites. Paths should showcase these things. Don't be afraid to "celebrate" our historical stupidity in allowing fishing and logging over-harvesting to remove our "culture" from the community.	11/15/2016 7:14 PM
2	Talks and walks supported by the District & the Wild Pacific Trail are awesome. Do more of these! And a virtual museum on line would be excellent!	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	More information about it's history would be nice.	11/15/2016 12:14 AM
5	Dedicated historical building or area	11/14/2016 7:11 PM
6	create a museum	11/14/2016 4:01 PM
7	A cultural museum shared with the first nations people.	11/14/2016 3:06 PM
8	Would like more info about Kimoto's and Japanese at the park at the bottom of Kimoto dr.	11/14/2016 1:08 PM
9	More information provided at village square & info centres	11/12/2016 8:06 AM
10	Having a small gallery to show old photographs, walking tours for historical landmarks, and/or assorted signage around town	11/10/2016 9:49 PM
11	Museum	11/10/2016 8:06 PM
12	Open the museum, long talked about.	11/10/2016 6:29 PM
13	First Nations museum. Fishing and logging history	11/10/2016 6:16 PM
14	The Fishing Industry needs profiling.	11/8/2016 8:30 PM
15	encourage the historical society to come up with suggestions	11/2/2016 4:13 PM
16	Educational signage.	10/31/2016 5:00 PM
17	Just maintain and assist the theme of the town	10/31/2016 9:43 AM

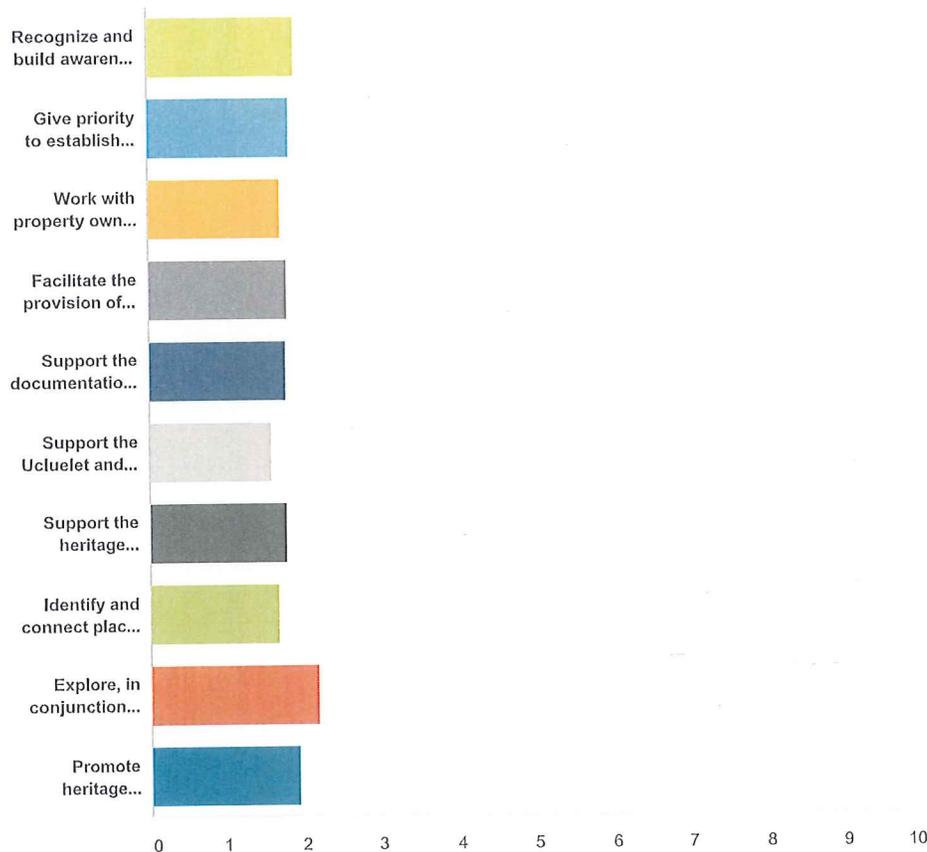
18	build the Museum	10/31/2016 8:53 AM
19	the public art has been a great improvement, how can we showcase some of the archives? is there a place where the Historical Society could have an exhibit?	10/30/2016 11:29 PM
20	Museum, walking path signage.	10/30/2016 3:13 PM
21	Signage in various spots in town.	10/30/2016 10:17 AM
22	museum	10/30/2016 9:03 AM
23	the proposed "museum" at amphitrite	10/30/2016 6:53 AM
24	Include more First Nations history	10/29/2016 5:32 PM
25	Create more historical picture boards at points of interest throughout town, like the dug out canoe- create a self guided walking tour with a pamphlet detailing points of interest and their signfigsnce	10/29/2016 4:41 PM
26	Map/walking tour of historical locations. Museum.	10/29/2016 4:23 PM
27	This is not a very important thing for me.	10/28/2016 11:08 AM
28	Interpretive signage, or history walk with signage, educational tours on the WPT	10/28/2016 9:33 AM
29	Get the Coast Guard House debacle finalised, and let the Historical Society have a chance to make it work.	10/28/2016 12:25 AM
30	History museum or pop-up museum (Historical Society)	10/27/2016 11:40 PM
31	museum - more signage honoring past ie Little beach is an ancient burial ground,	10/27/2016 11:21 PM
32	We don't have a museum - most small towns have some sort of space to learn local history.	10/24/2016 3:09 PM

Q14 Of the policies below, which do you believe the District of Ucluelet should focus on in the next 5-10 years? Please rate each policy with a priority level.

Answered: 62 Skipped: 0

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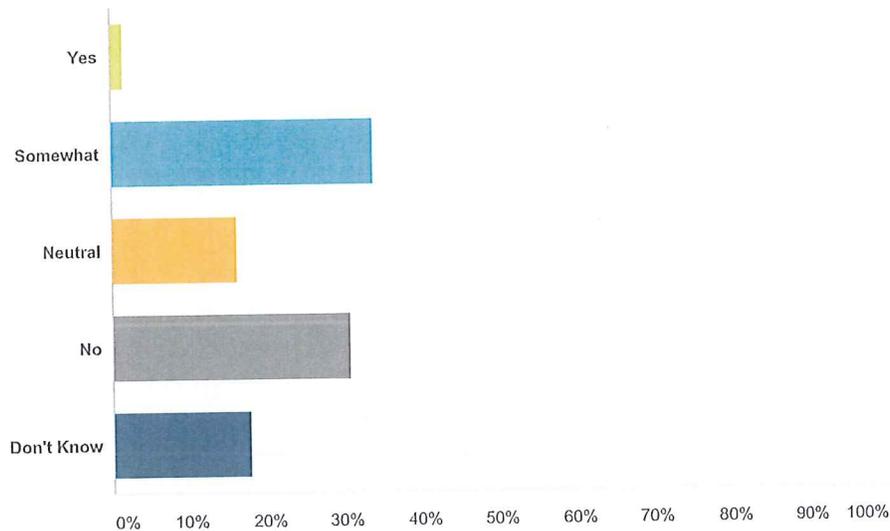


	High Priority	Medium Priority	Low Priority	Don't Know	Total	Weighted Average
Recognize and build awareness of heritage sites (natural and cultural) through street markers, plaques or story boards	28.33% 17	53.33% 32	18.33% 11	0.00% 0	60	1.90
Give priority to establish a First Nation and District of Ucluelet working group to consider heritage and cultural matters, including the use of traditional names of areas of significance to First Nations.	38.71% 24	40.32% 25	19.35% 12	1.61% 1	62	1.84
Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.	47.54% 29	32.79% 20	19.67% 12	0.00% 0	61	1.72
Facilitate the provision of gathering spaces in all parts of the community, with particular emphasis on the Village Square and the Community Centre.	34.43% 21	52.46% 32	13.11% 8	0.00% 0	61	1.79
Support the documentation of heritage places, buildings, artifacts and landscapes in the community	36.67% 22	51.67% 31	10.00% 6	1.67% 1	60	1.77
Support the Ucluelet and Area Historical Society in planning a future museum near the Amphirite Lighthouse site	51.61% 32	38.71% 24	9.68% 6	0.00% 0	62	1.58
Support the heritage preservation and the proper stewardship of District-owned heritage resources	32.79% 20	57.38% 35	9.84% 6	0.00% 0	61	1.77
Identify and connect places of historical significance on the proposed Ucluelet walking trail tour	44.26% 27	45.90% 28	9.84% 6	0.00% 0	61	1.66
Explore, in conjunction with senior levels of government, the potential for a heritage incentives program. This could include zoning relaxations and Heritage Revitalization Agreements	25.81% 16	40.32% 25	24.19% 15	9.68% 6	62	2.18
Promote heritage conservation as an economic development and community revitalization tool	36.07% 22	42.62% 26	13.11% 8	8.20% 5	61	1.93

Q15 The Ucluelet OCP has a goal of

creating "a framework for a safe and efficient transportation system for the movement of people and goods within the District". Do you feel that the District of Ucluelet is achieving this goal?

Answered: 62 Skipped: 0



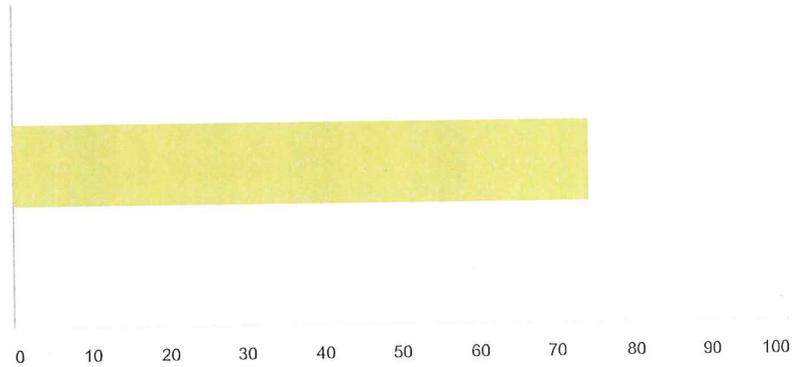
Answer Choices	Responses
Yes	1.61% 1
Somewhat	33.87% 21
Neutral	16.13% 10
No	30.65% 19
Don't Know	17.74% 11
Total	62

Q16 On the sliding scale below, with 0 being not at all and 10 being a strong yes, do you think the District of Ucluelet should focus on improving the pedestrian and vehicular experience along the Peninsula Road commercial corridor?

Answered: 62 Skipped: 0

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Answer Choices	Average Number	Total Number	Responses
	74	4,606	62
Total Respondents: 62			

#		Date
1	55	11/15/2016 7:14 PM
2	75	11/15/2016 4:25 PM
3	99	11/15/2016 11:34 AM
4	7	11/15/2016 12:14 AM
5	78	11/14/2016 7:11 PM
6	100	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	59	11/14/2016 1:08 PM
10	86	11/14/2016 1:07 PM
11	50	11/14/2016 9:30 AM
12	100	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	95	11/13/2016 8:20 AM
15	100	11/12/2016 8:06 AM
16	79	11/11/2016 8:06 PM
17	92	11/11/2016 4:06 PM
18	100	11/11/2016 2:48 PM
19	5	11/11/2016 4:05 AM
20	65	11/10/2016 9:49 PM
21	50	11/10/2016 8:06 PM
22	16	11/10/2016 7:17 PM
23	37	11/10/2016 6:29 PM
24	80	11/10/2016 6:20 PM
25	69	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	32	11/8/2016 8:30 PM
28	100	11/7/2016 9:31 AM

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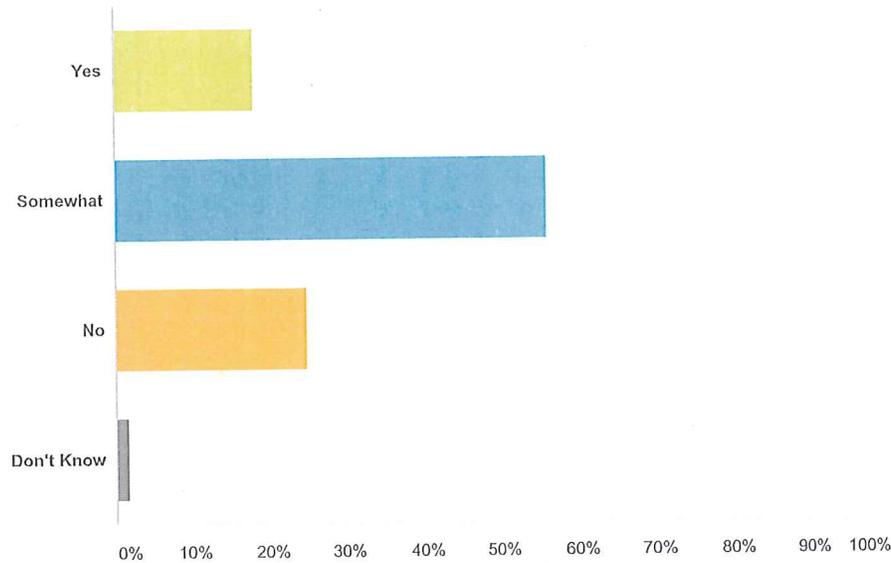
29	83	11/2/2016 5:28 PM
30	97	11/2/2016 4:13 PM
31	90	11/2/2016 10:01 AM
32	2	10/31/2016 5:44 PM
33	84	10/31/2016 5:00 PM
34	28	10/31/2016 10:46 AM
35	100	10/31/2016 9:43 AM
36	85	10/31/2016 8:53 AM
37	99	10/30/2016 11:29 PM
38	100	10/30/2016 3:13 PM
39	50	10/30/2016 10:35 AM
40	50	10/30/2016 10:24 AM
41	100	10/30/2016 10:17 AM
42	100	10/30/2016 9:03 AM
43	99	10/30/2016 7:19 AM
44	100	10/30/2016 6:53 AM
45	100	10/29/2016 11:23 PM
46	4	10/29/2016 5:32 PM
47	100	10/29/2016 4:41 PM
48	64	10/29/2016 4:23 PM
49	53	10/29/2016 11:52 AM
50	76	10/28/2016 9:32 PM
51	70	10/28/2016 7:48 PM
52	96	10/28/2016 2:59 PM
53	50	10/28/2016 12:22 PM
54	86	10/28/2016 11:08 AM
55	65	10/28/2016 9:33 AM
56	60	10/28/2016 8:47 AM
57	99	10/28/2016 7:48 AM
58	50	10/28/2016 12:25 AM
59	87	10/27/2016 11:40 PM
60	100	10/27/2016 11:21 PM
61	100	10/24/2016 3:09 PM
62	100	10/24/2016 1:49 PM

Q17 Do you think that the District of Ucluelet is a compact community that is walkable, vibrant and attractive as a place to live, work and play without the need for a car?

Answered: 61 Skipped: 1

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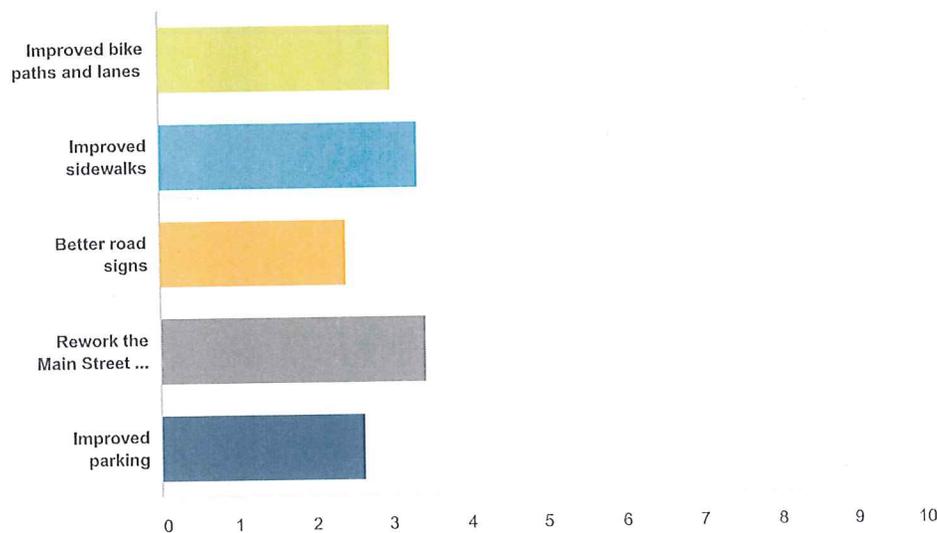
Answer Choices	Responses	
Yes	18.03%	11
Somewhat	55.74%	34
No	24.59%	15
Don't Know	1.64%	1
Total		61

#	Additional Comments	Date
1	It is becoming less so as it sprawls. getting from outlying areas to the only food store, post office etc. is not practical without a car now. Ned to provide wide enough bike lanes for enclosed three wheel human powered vehicles to feel safe _ probably half again as wide as what a normal bicycle takes. Wintertime riding here is out of the question for the average person without a cover and "cover" means at least three wheels. It is getting to far to walk within a reasonable time from many areas - especially in the rain (working living and playing - i.e. not touring).	11/15/2016 7:14 PM
2	I love walking to the Community Centre via the trails between St. Jacque's and Rainforest Lane. This sort of thing should be continued as new areas develop.	11/15/2016 4:25 PM
3	Too many residential roads are deteriorating (the edges are crumbling away), not enough side walks, current sidewalks are basically rivers during rain storms so have to walk on the road to try to avoid the rushing water	11/15/2016 11:34 AM
4	Much more so than tofino!	11/14/2016 7:11 PM
5	I remember driving into Ucluelet as a tourist and seeing it a long street of mismatched building without a heart...except for Coop of course. It was actually the aquarium that succeeded in drawing us down to the core of the village and I found it to be a very pleasant area to be able to walk out onto the dock and into some of the shops. It is also a great place for the town to gather together in celebration and fun. Now that we're living here my husband and I really enjoy walking about the town.	11/14/2016 3:06 PM
6	More pedestrian crosswalks are needed and the traffic issues in the corner of Main and Peninsula need to be addressed.	11/14/2016 1:11 PM
7	It a compact community but i feel the walk along the Peninsula Road could use some boulevard work(trees, planters, sidewalks, lighting) to make it a more user friendly experience.	11/11/2016 8:06 PM
8	there is a need to tidy up the sidewalks and make them safer for all, especially seniors	11/11/2016 4:06 PM
9	By it's geographical size, it is very walkable, but there needs to be more effort in creating dry and stable paths and shortcuts through and around town	11/10/2016 9:49 PM
10	Not for those beyond, say, Little Beach.	11/7/2016 9:31 AM
11	yes, hoever this is a loaded question, we need our cars,(it rains here in the winter)	11/2/2016 4:13 PM

12	Need a vehicle even to go to the National Park	11/2/2016 10:01 AM
13	Need to create a theme especially along peninsula Rd and clean up the beginning. Gas station tires mounded beat up cars. We need seating along road side for visitors and the elderly. The lack of benches is no good need the strip between the old number one market to the coop grocery store to offer benches and seating areas. The lot between native building and princess needs to become a green area for families picnic tables and perhaps a historical artifact etc with maps talking about the area. Right now it's an eye sore make shift parking lot.	10/31/2016 9:43 AM
14	the distances are small, but it isn't bike-able because of parking on the shoulder and narrow roads. Plus there are minimal bike racks around town.	10/30/2016 11:29 PM
15	Nature of the community -its spread out and hilly	10/30/2016 10:35 AM
16	Main routes need sidewalks.	10/30/2016 10:17 AM
17	There are no functioning cross walks, anyone with limited mobility cannot get around in Ucluelet. Sidewalks end at random and cars are not encouraged to slow down near the city centre	10/29/2016 4:41 PM
18	A walking/bike path all the way to the light-house would be great to facilitate this	10/28/2016 11:08 AM
19	It is walkable but the fall/winter/rain makes that walking challenging. More sidewalks are needed, shelters along the main cooridors would be nice	10/27/2016 11:40 PM

Q18 Please rank the following road-related options in order of importance.

Answered: 61 Skipped: 1

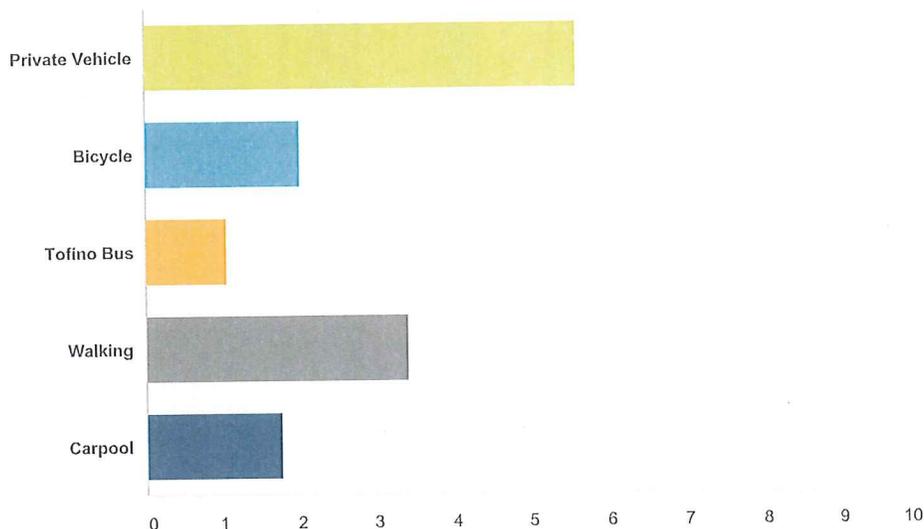


	1	2	3	4	5	Total	Score
Improved bike paths and lanes	17.65% 9	25.49% 13	19.61% 10	13.73% 7	23.53% 12	51	3.00
Improved sidewalks	25.00% 13	23.08% 12	25.00% 13	13.46% 7	13.46% 7	52	3.33
Better road signs	8.16% 4	12.24% 6	16.33% 8	38.78% 19	24.49% 12	49	2.41
Rework the Main Street and Peninsula Avenue intersection	35.85% 19	15.09% 8	18.87% 10	16.98% 9	13.21% 7	53	3.43
Improved parking	14.04% 8	19.30% 11	17.54% 10	14.04% 8	35.09% 20	57	2.63

Q19 Roughly, what percentage of time do you use each of the following methods of

transportation to get around Ucluelet?

Answered: 62 Skipped: 0

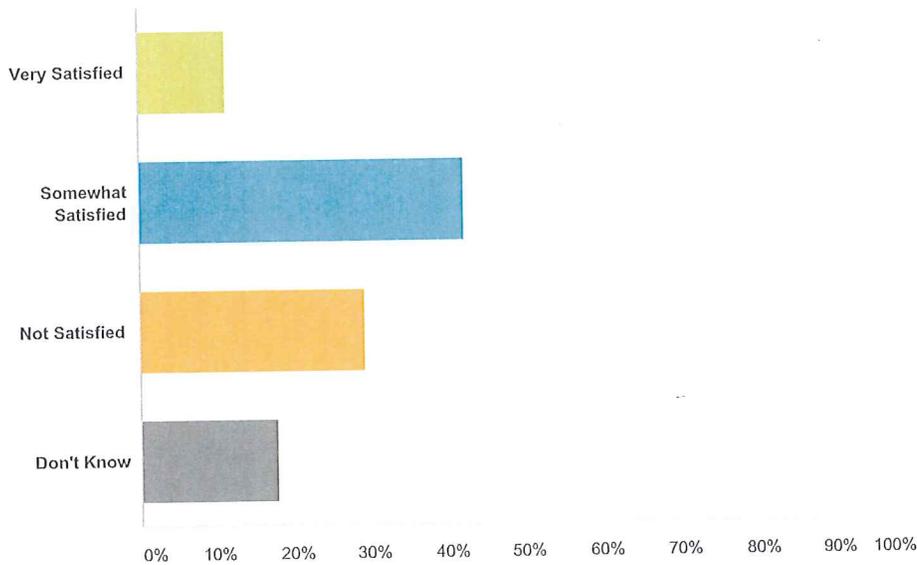


	Never	Less than 10% of the time	10% - 25% of the time	26% - 50% of the time	51% - 75% of the time	75% - 90% of the time	More than 90% of the time	This is my only method of transportation	Total	Weighted Average
Private Vehicle	1.64% 1	6.56% 4	6.56% 4	3.28% 2	19.67% 12	24.59% 15	31.15% 19	6.56% 4	61	5.57
Bicycle	36.36% 20	41.82% 23	12.73% 7	7.27% 4	0.00% 0	0.00% 0	1.82% 1	0.00% 0	55	2.00
Tofino Bus	95.00% 19	5.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20	1.05
Walking	3.28% 2	27.87% 17	32.79% 20	19.67% 12	3.28% 2	6.56% 4	6.56% 4	0.00% 0	61	3.38
Carpool	45.10% 23	43.14% 22	7.84% 4	0.00% 0	1.96% 1	1.96% 1	0.00% 0	0.00% 0	51	1.76

Q20 Are you satisfied with the District of Ucluelet's bike infrastructure including bike paths, bike lanes and bike parking facilities?

Answered: 62 Skipped: 0

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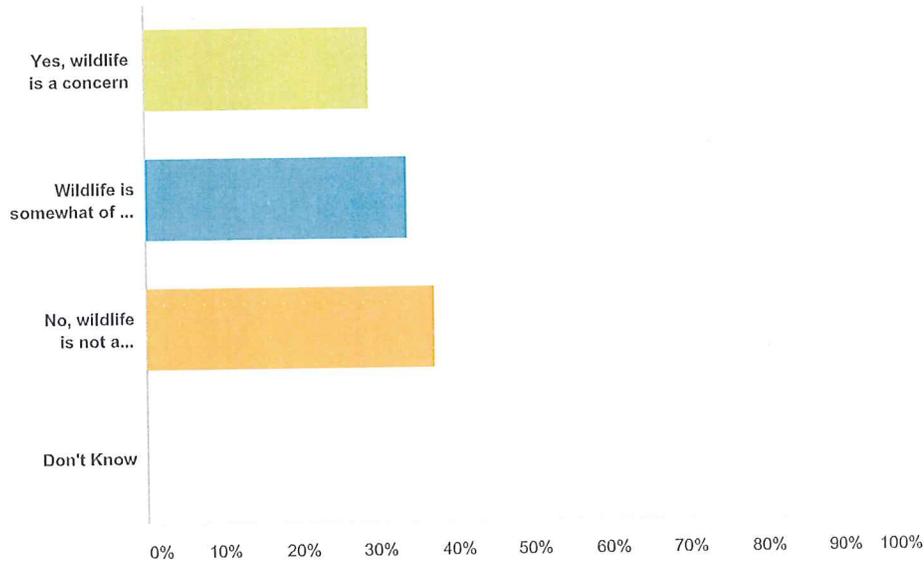
Answer Choices	Responses	Count
Very Satisfied	11.29%	7
Somewhat Satisfied	41.94%	26
Not Satisfied	29.03%	18
Don't Know	17.74%	11
Total		62

#	Additional Comments	Date
1	There are none that I know of. Need more bike racks/parking. Need designated bike paths - especially along Peninsula in summer. Need bike lane out to light house area	11/15/2016 7:14 PM
2	I manage but I notice the roads aren't safe for kids; bike riding needs to be encouraged and made easy	11/14/2016 4:01 PM
3	I don't bike at all, but that might be because there are no delineated bike lanes on roads here, no bikes allowed on trails, and very few bike accessories like racks and covered areas	11/10/2016 9:49 PM
4	could be better and I suggest bike lockers at park walking trails and in the core downtown area to reduce thefts	11/10/2016 6:11 PM
5	stop signs on Peninsula	11/2/2016 10:01 AM
6	The mix of surfaces, gravel and paved, also makes biking difficult especially for kids. Curious to see how the new sidewalk on Marine Drive works for or against bikes. It is very difficult to see when the sun is low on that part of the road and pedestrians are obscured by the light. Keep them safe!	10/30/2016 11:29 PM
7	not a biker	10/30/2016 10:35 AM
8	would be nice to extend the bike path toward Tofino	10/30/2016 6:53 AM
9	safe biking along peninsula needs to be improved	10/28/2016 7:48 AM
10	Bikes need designated areas to ride. NOT on the Wild Pacific Trail	10/27/2016 11:40 PM
11	There is no place to take the kids for a bike ride! No biking is not good in Ucluelet - we need a better infrastructure	10/24/2016 3:09 PM

Q21 Is wildlife in the community a concern to you?

Answered: 62 Skipped: 0

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Answer Choices	Responses	Count
Yes, wildlife is a concern	29.03%	18
Wildlife is somewhat of a concern	33.87%	21
No, wildlife is not a concern.	37.10%	23
Don't Know	0.00%	0
Total		62

Q22 What preventative measures, or improvements, can you suggest to decrease human-wildlife conflicts?

Answered: 47 Skipped: 15

#	Responses	Date
1	Strictly enforce garbage by-laws. Haze deer out of town to discourage wolves and cougars from coming into town (they are potentially threatening to children). Educate people about the dangers of feeding and 'taming' wildlife.	11/15/2016 7:14 PM
2	Do more education and enforce garbage bylaws	11/15/2016 4:25 PM
3	Discourage storage of garbage outside,	11/15/2016 11:34 AM
4	Not sure. We all need to be animal smart.	11/15/2016 12:14 AM
5	Reduce dumpsters in strata and apartment buildings	11/14/2016 7:11 PM
6	more awareness for people to take responsibility of living in a wild-life area and not a city	11/14/2016 4:01 PM
7	Stiff fines for those who leave the garbage accessible. Educating the public...both locals and tourists.	11/14/2016 3:06 PM
8	Cull the deer	11/14/2016 1:11 PM
9	Bear aware programs, educate the people so we have to intervene with wild animals less	11/14/2016 1:07 PM
10	Education and bylaw enforcement.	11/14/2016 9:30 AM
11	having permanent signs and educating our visitors	11/13/2016 12:34 AM
12	Emphasis on keeping garbage locked up	11/12/2016 8:06 AM
13	educate the humans	11/11/2016 8:06 PM
14	fine those who put out their garbage the night before garbage pickup; educate citizens	11/11/2016 4:06 PM

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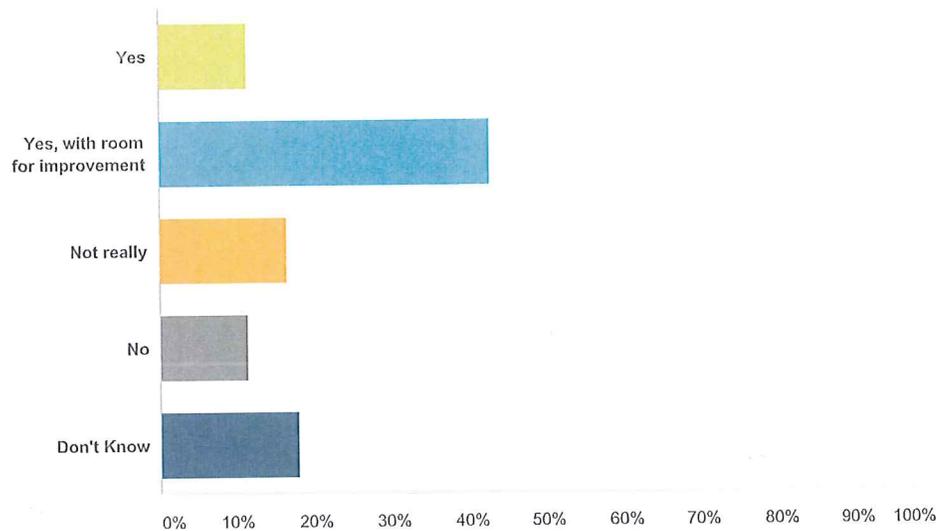
SurveyMonkey

15	Education	11/11/2016 2:48 PM
16	If the District could offer truly bear-proof garbage cans at a discount to residents that would help because a lot of the problem arises by cheap plastic cans left out overnight and the bears can easily smell them and rip into them. I have no problem with the deer or the predators they attract; people should just educate themselves and ignore them. I came here for the wildlife and I'd be saddened if they were culled because of ignorant humans.	11/10/2016 9:49 PM
17	Eliminate the deer population	11/10/2016 8:06 PM
18	tight controls on garbage	11/10/2016 7:17 PM
19	Strengthen Bear Aware program.	11/10/2016 6:29 PM
20	Unfortunately culling the deer seems to be the only solution to deter wolves and cougars from entering the town.	11/10/2016 6:20 PM
21	Just let them be	11/10/2016 6:16 PM
22	wildlife is a part of the community, one of the reasons I live here. Humans are generally the issue with wildlife and not always making safe decisions for either.	11/10/2016 6:11 PM
23	Eliminate attractants, including pets left outside.	11/7/2016 9:31 AM
24	education as to how to reduce attractions, education re ways to co-exist safely	11/2/2016 5:28 PM
25	contain garbage	11/2/2016 4:13 PM
26	Have vigorous education/public awareness programs on Bear Aware. Inform public it is okay to haze deer. Education regarding keeping your pets on leash.	10/31/2016 5:00 PM
27	Deer cull	10/31/2016 8:53 AM
28	the camera projects at the school are great, bear safe garbage cans are great, people must lock their dumpsters (especially the elementary school!), fines for poor garbage practises	10/30/2016 11:29 PM
29	Educate locals & tourists more about garbage. Have an out of village community garden & safe composting centre with employees (grant funded) that maintain compliance of safety policies. Hyphocus Island?	10/30/2016 3:13 PM
30	More education	10/30/2016 10:35 AM
31	Enforce regulations already in place concerning garbage etc... a newsletter to new residents with information about wildlife and safety	10/30/2016 10:24 AM
32	Locking garbage cans	10/30/2016 10:17 AM
33	education	10/30/2016 9:03 AM
34	education for the humans	10/30/2016 6:53 AM
35	BEAR AWARE PROGRAM!!!	10/29/2016 5:32 PM
36	Revitalize the bear aware program	10/29/2016 4:41 PM
37	Fines for full garbage cans being left out.	10/29/2016 4:23 PM
38	better garbage containment w/public access, signage	10/28/2016 2:59 PM
39	more accessible bear proof garbage bins	10/28/2016 12:22 PM
40	continue to encourage visitors and residents to be smart with food and garbage disposal	10/28/2016 11:08 AM
41	Appropriate signage, educating tourists at hotels (pamphlets)	10/28/2016 9:33 AM
42	Hire a prevention based position within the district staff	10/28/2016 8:47 AM
43	reduce deer population by a controlled harvest	10/28/2016 7:48 AM
44	Cull the deer population to avoid the obvious attraction of predators	10/28/2016 12:25 AM
45	Ucluelet needs to adopt a bylaw that is tough of business and residents that attract bears. There needs to be patrols, enforcement/bylaw and tough fines levied. Many of the garbage offenders are repeat each year . There is no incentive for them to secure their bear attractants. Allow no dumpsters or community bins unless they are secured behind a fence and away from the public. All dumpsters must be locked. Add a community bin at the public works yard or Sonbird for garbage drop off. (For those without garbage pick-up)	10/27/2016 11:40 PM
46	Bear proof garbage cans and huge penalties for property owners who attract wildlife to property. Either create a subsidized program and make it mandatory for homeowners to purchase a bear proof garbage can.	10/24/2016 3:09 PM
47	bear aware	10/24/2016 1:49 PM

Q23 Do you think that Ucluelet is prepared

for an emergency such as an earthquake or tsunami, or the potential from being cut off from the rest of Vancouver Island for an extended period of time?

Answered: 61 Skipped: 1



Answer Choices	Responses
Yes	11.48% 7
Yes, with room for improvement	42.62% 26
Not really	16.39% 10
No	11.48% 7
Don't Know	18.03% 11
Total	61

Q24 What do you think the District of Ucluelet could do to be better prepared in case of a major emergency or disaster?

Answered: 42 Skipped: 20

#	Responses	Date
1	We are stepping up that game now. Expand the budget for education on this issue and include educational material on human causes of potential disasters. Local energy production/capturing is a very large missing piece. Work with Ucluelet First Nation to collaborate on helping one another in any way possible	11/15/2016 7:14 PM
2	Interview residents to make sure they are aware of what they need to do to be prepared	11/15/2016 4:25 PM
3	not sure right now (maybe clarify which houses are in the inundation zone and which are 'safe' so they know whether if should stay at their house or go to emergency meeting locations during an emergency)	11/15/2016 11:34 AM
4	Not sure. We all need to be prepared as individuals.	11/15/2016 12:14 AM
5	Publicize emergency plans online ie regarding food, water and 1st aid availability	11/14/2016 7:11 PM
6	teach survival skills and encourage community gardening and foraging	11/14/2016 4:01 PM

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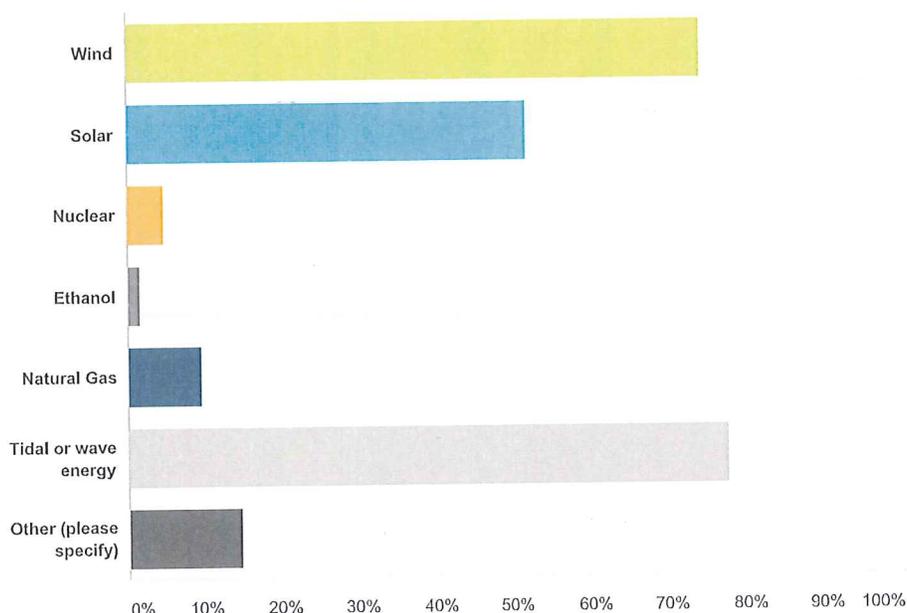
SurveyMonkey

7	Is Ucluelet providing a good education program in the schools. The kids will teach the parents. Also provide parent information meetings at the schools.	11/14/2016 3:06 PM
8	Not sure	11/14/2016 1:11 PM
9	It would be great to see more public engagement/communication around plans. Drills and practice is good but regular touch ins and well placed concise messaging is vital. What I have seen in the past has been lengthy and not engaging.	11/14/2016 1:07 PM
10	keep discussions up about the reality that it will happen & we have to look after ourselves for at least 72 hours or more. I would like to see neighbour hood groups identified and getting together to meet & greet. Make a day of it, each group can attempt a neighbourhood bbq or gathering and the different people from the district can go around meeting these groups. All voluntary, i know our neighbours have talked about it.	11/13/2016 12:34 PM
11	Improve communications & emergency sirens	11/12/2016 8:06 AM
12	provide education to the residents. The District of Ucluelet should have a plan to evacuate if there is a need.	11/11/2016 8:06 PM
13	develop the Block Watch program in different streets	11/11/2016 4:06 PM
14	Do we have a Ucluelet-wide emergency plan? And the supplies necessary to give food, water and other life-essentials to a community our size for 72 hours? That's all we need.	11/10/2016 9:49 PM
15	Maybe	11/10/2016 6:16 PM
16	Create a space/building that those in the tsunami zone can store emergency items. Do we have a mass storage place where clothing, bedding, medical supplies, communication equipment and food are now? Who knows what will happen, when and if it happens.	11/10/2016 6:11 PM
17	Learn from deficiencies discovered during drills.	11/7/2016 9:31 AM
18	not sure	11/2/2016 5:28 PM
19	nothing will help in a major emergency	11/2/2016 4:13 PM
20	distribute an informational video	11/2/2016 10:01 AM
21	Get community storage bins all around our community with basic survival supplies. Regularly offer, to our community, programs in emergency preparedness	10/31/2016 5:00 PM
22	relax	10/31/2016 10:46 AM
23	add more tsunami sirens	10/31/2016 8:53 AM
24	???	10/30/2016 11:29 PM
25	Assuming that majority of population will not be prepared, and preparing accordingly. A specific tax would be appropriate to cover supplies & storage of such. Annual alarm drills.	10/30/2016 3:13 PM
26	Food and survival caches	10/30/2016 10:35 AM
27	Would be nice to hear the siren from my house	10/30/2016 10:24 AM
28	Have supplies on hand.	10/30/2016 10:17 AM
29	rebuild UES to code so the meeting spot isnt destroyed by the earthquake	10/30/2016 9:03 AM
30	keep the message alive	10/30/2016 6:53 AM
31	Do more community Drills. Maybe try an In Home Drill like we do in our schools.	10/29/2016 11:23 PM
32	more emergency supplies in storage	10/29/2016 5:32 PM
33	Create a multi service facility above the tsunami induction zone that houses Rcmp, ambulance and fire- possibly in the same building as a new seismically updated k-12 school	10/29/2016 4:41 PM
34	Provide all accommodation providers and businesses with info booklets on what to do in an emergency. Have more practice evacuations - perhaps mandatory.	10/29/2016 4:23 PM
35	provide "welcome wagon" type of info pkgs to each taxpayer	10/28/2016 2:59 PM
36	Louder tsunami alarm :)	10/28/2016 11:08 AM
37	Create a better program, hold workshops, get supplies for 2-3 weeks to aid community and visiti	10/28/2016 9:33 AM
38	Plan, prepare, and practice.	10/28/2016 8:47 AM
39	alternate backup power supply	10/28/2016 7:48 AM
40	Continue with the notification systems to keep everyone alerted to the situation, without the need for Facebook!	10/28/2016 12:25 AM

41	Ensure that accomodation providers have a plan to support their guests during an emergency. Can the district help the extra 100's/1000's if an event happened during the summer? We need a better marchalling area!!! The community centre is in an evacuation zone. The schools are so old they will likely crumble or no one will be able to enter after an earthquake. Is the community going to be outside in the rain for days? This needs to be addressed.	10/27/2016 11:40 PM
42	Better communication, more sirens, maybe survival cache locations (build storage space that owners can place goods into) - push for higher level of pre-hospital care (we have none in Ukee beyond basic first aid BCAS is just that)	10/24/2016 3:09 PM

Q25 Which of the following alternative energy sources do you think the District of Ucluelet should support in the future?

Answered: 62 Skipped: 0



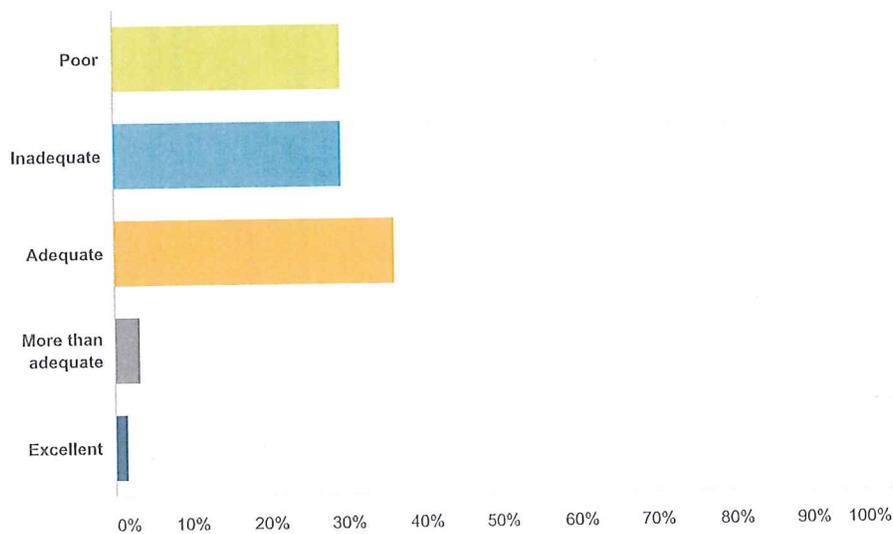
Answer Choices	Responses	Count
Wind	74.19%	46
Solar	51.61%	32
Nuclear	4.84%	3
Ethanol	1.61%	1
Natural Gas	9.68%	6
Tidal or wave energy	77.42%	48
Other (please specify)	14.52%	9
Total Respondents: 62		

#	Other (please specify)	Date
1	It is unbelievable that we have not tapped into both wind and wave energy already. With solar technology advancements and pricing improvements there is no excuse for not having stipulations in the building codes to begin forcing its use. Also of course building codes should be forcing (not just encouraging) more energy efficient housing. Ntural gas, ethanol and nuclear are not "alternative" technologies in the normal sense of the word given why we need to talk about alternatives at all - nor are they necessary, and they continue to tie us to imports which is the opposite of sustainable or emergency preparedness.	11/15/2016 7:14 PM
2	Please NEVER bring Wind farms here! They are an ecological disaster	11/11/2016 4:06 PM

3	Geothermal - heat pumps. Offer discount on planning permit fee if solar panels and/or geothermal or heat pumps, and/or battery storage installations, are adopted in the construction.	11/10/2016 6:29 PM
4	to be as climate conscious and self sustaining as possible	11/10/2016 6:11 PM
5	none. these all require subsidy.	10/31/2016 10:46 AM
6	tidal if economically feasible	10/30/2016 10:35 AM
7	Wind if any at all ... I don't know that the others would be viable in Ucluelet	10/28/2016 7:48 PM
8	Alternative energy sources are a good idea but I have not done adequate research on methods. For example they are presently studyin the wave energy now.	10/27/2016 11:21 PM
9	geothermal	10/24/2016 1:49 PM

Q26 How would your rate the District of Ucluelet's efforts to make it easy for residents to reduce, recycle, reuse and compost?

Answered: 61 Skipped: 1



Answer Choices	Responses	Count
Poor	29.51%	18
Inadequate	29.51%	18
Adequate	36.07%	22
More than adequate	3.28%	2
Excellent	1.64%	1
Total		61

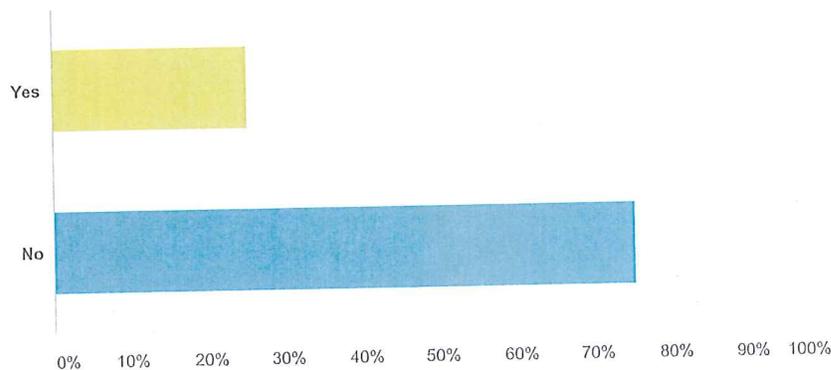
#	Additional Comments	Date
1	We have been hoodwinked into a waste collections scheme that has been rejected by many as being too wasteful and inefficient after some trials. I suspect our current recycling costs more in terms of greenhouse gasses than it saves as multi-material recycling systems like ours are very wasteful. We have no community composting, so little gets done. More education is required about the need for, and alternatives, and what actually happens to the stuff we recycle (an analysis of the waste stream, where it goes, how much actually gets recycled etc.)	11/15/2016 7:14 PM

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2	Great to have the curb side recycling program. Would be great to explore community composting with wildlife fences and a re-use it centre.	11/15/2016 4:25 PM
3	I think more education is needed. Maybe a detailed mail-out or something. Not sure.	11/15/2016 11:34 AM
4	Recycling is often only half picked up and bi-weekly. No composting available.	11/15/2016 12:14 AM
5	need a compost system and a recycling free-store (Cortes Island has these things and it's a remote area)	11/14/2016 4:01 PM
6	we should all have waterproof containers, and continued education should be sent out, via email, facebook and printed about what we can or can't do. Even send it quarterly.	11/13/2016 12:34 PM
7	Difficult to compost	11/13/2016 8:20 AM
8	unknown	11/11/2016 8:06 PM
9	As a tenant I feel I have very few options	11/11/2016 2:48 PM
10	Right now the curb-side pickup has too many limitations (e.g. No glass). Most people are lazy and just throw the glass or other items away instead of driving to Son Bird to recycle. Compost is difficult due to wildlife here, and people don't know how to do it properly anyways. I've yet to see any program or educational material presented by the District on reduce/reuse/recycle initiatives.	11/10/2016 9:49 PM
11	difficult to recycle some items like glass	11/2/2016 10:01 AM
12	I appreciate that the depot is open on Saturdays, as I often miss the weekly pickup or have other items. Composting isn't supported at all.	10/30/2016 11:29 PM
13	Garbage & recycling is good, except for commercial recycling. Composting is weak spot. Community farm/garden/compost centre with paid caretakers is a suggestion that would also enhance our Friday Night Market.	10/30/2016 3:13 PM
14	glass recycle would be nice. Community compost?	10/30/2016 10:35 AM
15	there is a bylaw against composting in town	10/29/2016 5:32 PM
16	Sonbird will not pick up glass or soft plastic which means it mostly ends up in the garbage. They should have to pick up all recyclables at curbside. We should have a municipal compost weekly pick up as well	10/29/2016 4:41 PM
17	A town compost would be ideal	10/28/2016 11:08 AM
18	We need a community compost system	10/28/2016 7:48 AM
19	The recycling with ACRD isn't great. They don't accept all items at the curb.	10/27/2016 11:40 PM

Q27 Are you satisfied with the level of community education, awareness and outreach about alternative energy and how to reduce emissions?

Answered: 56 Skipped: 6

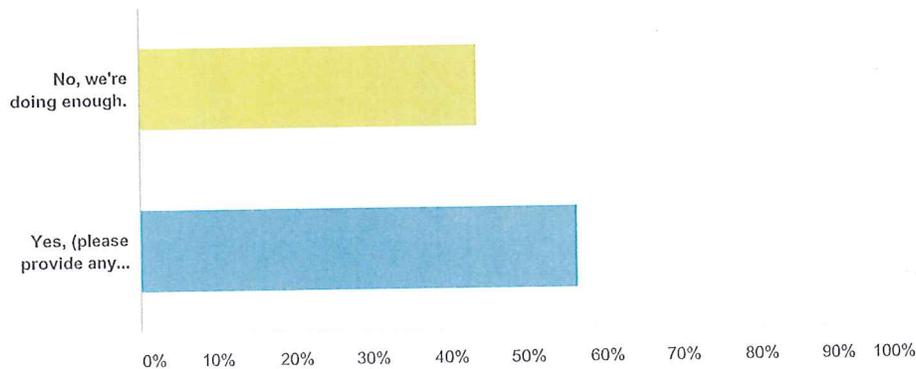


Answer Choices	Responses	
Yes	25.00%	14
No	75.00%	42

Total		56
#	Comments	Date
1	I'm not aware of any!	11/15/2016 7:14 PM
2	It would be wonderful to have a local shuttle to help people cut down on driving.	11/15/2016 4:25 PM
3	I notice a lot of idling trucks - shameful!	11/14/2016 4:01 PM
4	I haven't seen much of anything about this	11/14/2016 1:11 PM
5	I wasn't aware the community was even talking about alternative energy	11/13/2016 12:34 PM
6	Unknown	11/11/2016 8:06 PM
7	There can never be too much	11/11/2016 2:48 PM
8	I've heard we lazily engage with universities on wave energy but we don't actively pursue it, so I guess this community doesn't care about the awesome raw power that is right on our doorstep! We could be a case study community for the WORLD if truly pursued wave energy to the point where we produced all of our community's energy needs. How amazing that would be!	11/10/2016 9:49 PM
9	not aware of it (just moved here)	11/10/2016 6:11 PM
10	this is something council can support, but it is not in their mandate	11/2/2016 4:13 PM
11	I may just not know	11/2/2016 10:01 AM
12	waste of time and money	10/31/2016 10:46 AM
13	I don't expect this from a municipality except for water reduction	10/30/2016 11:29 PM
14	No idling bylaw should be in place.	10/30/2016 3:13 PM

Q28 Are there any programs or initiatives on the issue of climate change that you would like adopted into the new Official Community Plan?

Answered: 55 Skipped: 7



Answer Choices	Responses
No, we're doing enough.	43.64% 24
Yes, (please provide any suggestions you may have)	56.36% 31
Total	55

#	Yes, (please provide any suggestions you may have)	Date
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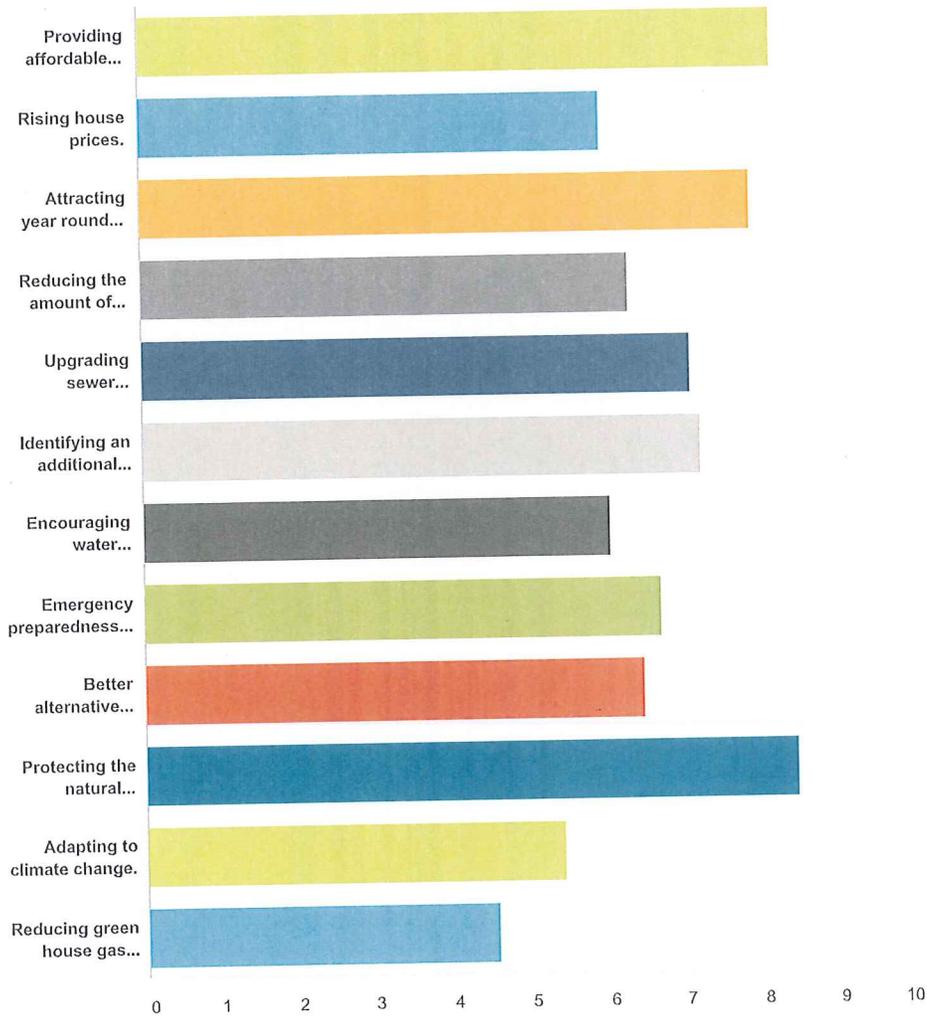
SurveyMonkey

1	Building code, bike paths, encourage small electric vehicles, encourage "natural" resource use in recreation like sailing, kayaking, biking. Education, education, education. Education needs to accompany everything we do because most people simply don't take it as serious as the scientific evidence indicates that we should.	11/15/2016 7:14 PM
2	Energy efficient home construction & incentives to conserve water	11/15/2016 4:25 PM
3	Alternative energy sources	11/14/2016 7:11 PM
4	bus transportation to Tofino - to help reduce the cars on the road	11/14/2016 4:01 PM
5	I don't think we are doing enough but am not well versed enough to comment on programs	11/14/2016 1:07 PM
6	Not sure yet - new resident.	11/14/2016 9:30 AM
7	can we have a local compost area or collection site	11/13/2016 12:34 PM
8	Conserve power!	11/13/2016 8:20 AM
9	Ocean life preservation & changes	11/12/2016 8:06 AM
10	unknown	11/11/2016 8:06 PM
11	Look at the big picture and clearly define our goals	11/11/2016 2:48 PM
12	We should be a fully green, energy-producing community that runs off of wind, solar, geothermal, and/or tidal energy! We have it all here, and we don't pursue any of it. We should be seeking funders, universities, innovative tech companies, interest groups, anyone who can work with us to build these technologies here.	11/10/2016 9:49 PM
13	Composting	11/10/2016 6:16 PM
14	solar street lights	11/10/2016 6:11 PM
15	As mentioned alternative energy sources	11/2/2016 10:01 AM
16	Man made climate change has not been proven.	10/31/2016 5:44 PM
17	Rain water storage, municipal solar arrays, vertical axis wind towers for power generation.	10/31/2016 5:00 PM
18	we are doing too much.	10/31/2016 10:46 AM
19	not sure, not knowledgeable enough	10/31/2016 8:53 AM
20	i don't know...but this is important.	10/30/2016 11:29 PM
21	Community composting, bike paths, more affordable transport to Tofino, Port & Nanaimo	10/30/2016 3:13 PM
22	Local food initiatives	10/30/2016 10:35 AM
23	More recycling	10/30/2016 10:24 AM
24	improve sidewalks, bike lanes	10/29/2016 11:23 PM
25	Transition Town	10/29/2016 5:32 PM
26	Subsidies for off grid/solar housing. Rainwater collection. Recycled building materials.	10/29/2016 4:41 PM
27	co-housing	10/29/2016 11:52 AM
28	Education	10/28/2016 9:32 PM
29	home/business owners tax relief (small incentives)	10/28/2016 2:59 PM
30	reduce emissions, better recycling programs, etc	10/28/2016 9:33 AM
31	Please be clear what you mean by climate change. If you are suggesting that it is connected to man then you have been brainwashed by folk who have a political agenda that suits their purposes. Please do some more research	10/27/2016 11:21 PM

Q29 What do you think are the greatest challenges facing Ucluelet over the coming 5 to 10 years?

Answered: 61 Skipped: 1

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	1	2	3	4	5	6	7	8	9	10	11	12	Total	Score
Providing affordable rental housing.	29.79% 14	12.77% 6	6.38% 3	8.51% 4	4.26% 2	2.13% 1	10.64% 5	4.26% 2	2.13% 1	6.38% 3	4.26% 2	8.51% 4	47	8.17
Rising house prices.	6.82% 3	11.36% 5	4.55% 2	11.36% 5	2.27% 1	13.64% 6	2.27% 1	6.82% 3	2.27% 1	11.36% 5	9.09% 4	18.18% 8	44	5.95
Attracting year round businesses to create more year round employment.	16.00% 8	4.00% 2	16.00% 8	16.00% 8	8.00% 4	10.00% 5	6.00% 3	10.00% 5	2.00% 1	0.00% 0	8.00% 4	4.00% 2	50	7.88
Reducing the amount of garbage that is produced.	0.00% 0	4.26% 2	8.51% 4	10.64% 5	12.77% 6	10.64% 5	8.51% 4	17.02% 8	14.89% 7	6.38% 3	2.13% 1	4.26% 2	47	6.28
Upgrading sewer infrastructure	3.92% 2	15.69% 8	7.84% 4	11.76% 6	11.76% 6	5.88% 3	9.80% 5	9.80% 5	5.88% 3	7.84% 4	3.92% 2	5.88% 3	51	7.08

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SurveyMonkey

Identifying an additional water source to meet demand for water during the drier summer months.	11.32% 6	7.55% 4	11.32% 6	11.32% 6	7.55% 4	9.43% 5	9.43% 5	7.55% 4	7.55% 4	7.55% 4	3.77% 2	5.66% 3	53	7.21
Encouraging water conservation during the summer months.	0.00% 0	4.26% 2	2.13% 1	14.89% 7	10.64% 5	12.77% 6	8.51% 4	14.89% 7	17.02% 8	6.38% 3	4.26% 2	4.26% 2	47	6.02
Emergency preparedness of the District and Ucluelet residents.	0.00% 0	8.70% 4	10.87% 5	2.17% 1	26.09% 12	6.52% 3	15.22% 7	8.70% 4	4.35% 2	6.52% 3	6.52% 3	4.35% 2	46	6.67
Better alternative transportation (i.e. bike paths and bus service).	2.17% 1	10.87% 5	10.87% 5	8.70% 4	8.70% 4	8.70% 4	4.35% 2	10.87% 5	10.87% 5	15.22% 7	2.17% 1	6.52% 3	46	6.43
Protecting the natural environment as Ucluelet grows.	25.00% 13	15.38% 8	9.62% 5	7.69% 4	1.92% 1	7.69% 4	11.54% 6	1.92% 1	7.69% 4	7.69% 4	1.92% 1	1.92% 1	52	8.42
Adapting to climate change.	6.52% 3	4.35% 2	10.87% 5	4.35% 2	6.52% 3	4.35% 2	4.35% 2	6.52% 3	10.87% 5	6.52% 3	26.09% 12	8.70% 4	46	5.39
Reducing green house gas emissions.	6.52% 3	6.52% 3	4.35% 2	0.00% 0	4.35% 2	8.70% 4	4.35% 2	2.17% 1	6.52% 3	15.22% 7	15.22% 7	26.09% 12	46	4.54

Q30 Are there any other challenges, not listed above, that Ucluelet will need to address over the coming 5 to 10 years?

Answered: 34 Skipped: 28

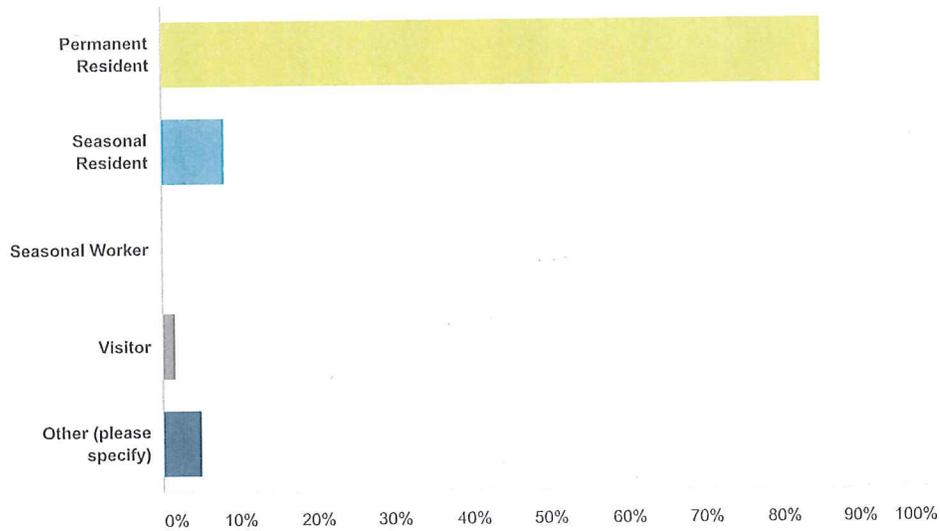
#	Responses	Date
1	Question 29 - Vaguely worded. Should not be a priority with only one item being able to be given the same priority...That is way too vague and misleading to provide any useful information. Most of these things are important and some should be worked on simultaneously. We need to be forcing (not encouraging) water conservation ALL year (it costs money to treat and pump water too...and that produces greenhouse gases etc, and the more water you use the more/bigger infrastructure you need requiring more expense to maintain....and on it goes.. I think we need someone in the planning department that understands these connections - otherwise how can you plan appropriately? The Growth (to be or not to be) question NEEDS to be talked about. Is not reducing greenhouse gas emissions part of adapting to Climate change - why both questions in this limiting priority scale when there are many other things that could have been asked about? Who designed this questionnaire anyway!?	11/15/2016 7:14 PM
2	Limit growth rate while maintaining infrastructure	11/15/2016 4:25 PM
3	Road/street improvements (repaving) and improved safety for pedestrians (more sidewalks)	11/15/2016 11:34 AM
4	Seniors housing!	11/15/2016 12:14 AM

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5	self-sufficiency (in terms of food sources); not selling off the town (i.e. not being a town of vacation rentals to outside ownership); encouraging residents to support local businesses and build community loyalty; enlightened urban planning & enriching growth opportunities that support long-term visions	11/14/2016 4:01 PM
6	At the height of tourist season people want to be camping out on the WPT or sleeping in their van out in front of your house. Bylaw enforcement regarding these issues. Also some of the bylaws regarding greenspace setback areas in the newer developments. Please don't deforest your town.	11/14/2016 3:06 PM
7	Ucluelet should have replacement of UES and USS on the top of its priority list. This would bring and keep families here.	11/14/2016 1:08 PM
8	Just add affordable housing again?	11/14/2016 1:07 PM
9	Increase in tourist traffic impact on core services.	11/14/2016 9:30 AM
10	Resources for seniors	11/14/2016 2:59 AM
11	indoor activities & recreation for all ages	11/13/2016 12:34 PM
12	Water levels rising - flooded roads in and out of town	11/12/2016 8:06 AM
13	we need to make Ucluelet more attractive to seniors	11/11/2016 4:06 PM
14	We need a harbour that supports people who live on their boats. This is a water community, a harbour community, and an affordable housing option that many enjoy as a lifestyle is living on their sailboat or small yacht, like Victoria does. There's good money for the District in rent and people could afford to live here in an alternative way.	11/10/2016 9:49 PM
15	To identify attractions and work to promote tourism, and to provide reasonable accommodation for service workers.	11/10/2016 6:20 PM
16	Health care closer	11/10/2016 6:16 PM
17	updating and enforcing bylaws	11/10/2016 6:11 PM
18	Disregard of Water Lot users value to economy.	11/8/2016 8:30 PM
19	ALL businesses must have a business license, even a single air b&b, and pay all taxes.	11/7/2016 9:31 AM
20	Housing	11/2/2016 10:01 AM
21	Community gardens	10/31/2016 5:00 PM
22	Illegal Nightly rentals need to be addressed from today forward for over the next ten years. We don't want a vacant town with no basic services because no one can find affordable housing. We need a well rounded community and its needs to be affordable for everyone.	10/31/2016 9:43 AM
23	zoning that permits additional housing options such as laneway style homes	10/31/2016 8:53 AM
24	Social Services, Education	10/30/2016 3:13 PM
25	local food	10/30/2016 10:35 AM
26	Encourage new buildings and old to have secondary suites with accomadations.	10/30/2016 10:17 AM
27	Rebuilding the school is essential.	10/30/2016 9:03 AM
28	many..The District has no record of water lines, sewage lines in original areas. I don't want to be responsible for the cost to find these!	10/29/2016 11:23 PM
29	Stopping the creation of municipal lots for sale and only create more once the many empty lots we already have are bought and developed.	10/29/2016 4:41 PM
30	Invasive Species	10/28/2016 9:33 AM
31	Coexisting with wildlife	10/28/2016 8:47 AM
32	Avoiding the downloading of other levels of government on the Municipality; and maintaining access and economic benefit to the surrounding ACRD and Provincial lands.	10/28/2016 12:25 AM
33	The biggest issue is going to be new development. The district staff needs to have policies in place and proper staff. There have been many mistakes in the planning department in the last 10 years. We need to ensure developers do things well.	10/27/2016 11:40 PM
34	Higher level of pre-hospital care - basic life service is insufficient and an absolute insult when a majority of Canada is able to receive much higher level of care in very remote locations.	10/24/2016 3:09 PM

Q31 What best describes your living situation in Ucluelet?

Answered: 61 Skipped: 1

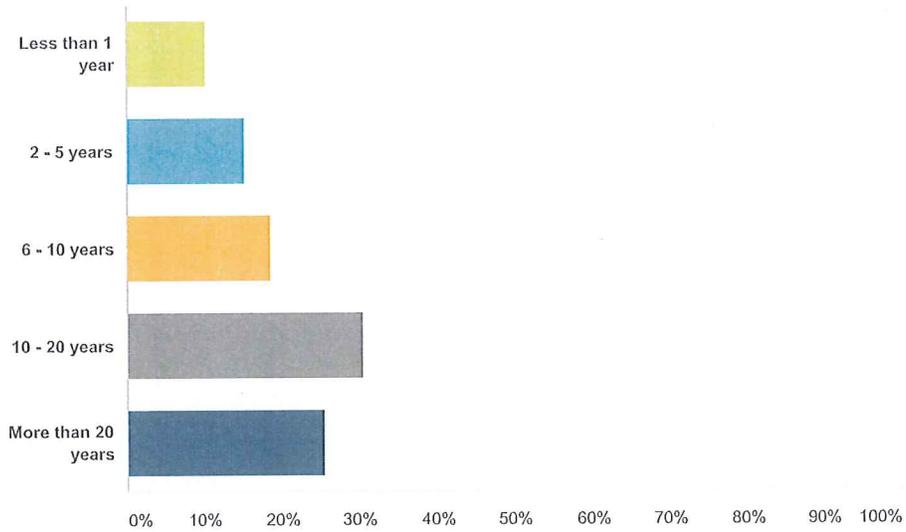


Answer Choices	Responses	
Permanent Resident	85.25%	52
Seasonal Resident	8.20%	5
Seasonal Worker	0.00%	0
Visitor	1.64%	1
Other (please specify)	4.92%	3
Total		61

#	Other (please specify)	Date
1	Businessman 38Years in community	11/8/2016 8:30 PM
2	Work full time in Ucluelet, live in Tofino (for now)	10/28/2016 9:33 AM
3	own property. Live just outside but a part of the community	10/28/2016 7:48 AM

Q32 If you are a permanent or seasonal resident, how long have you lived, full or part-time, in Ucluelet?

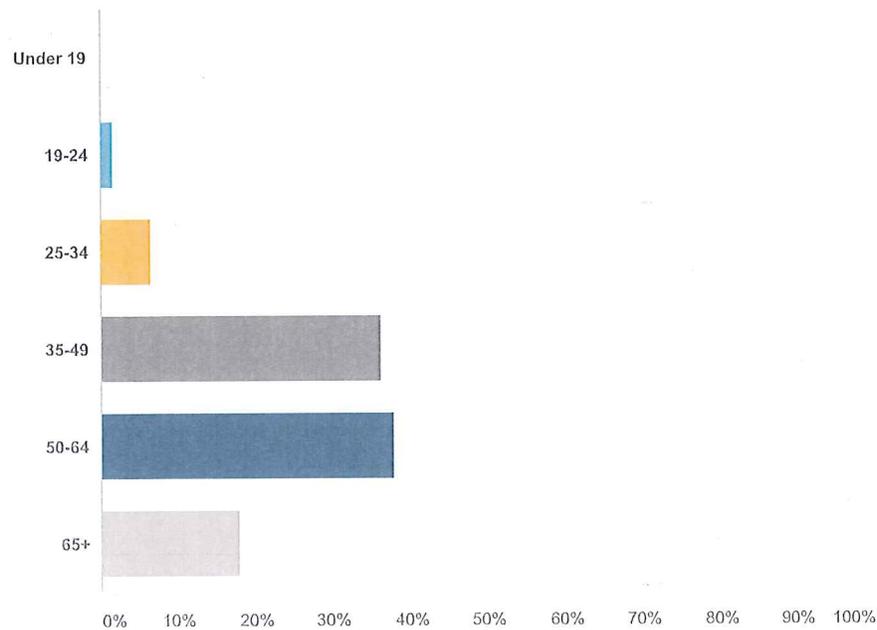
Answered: 59 Skipped: 3



Answer Choices	Responses
Less than 1 year	10.17% 6
2 - 5 years	15.25% 9
6 - 10 years	18.64% 11
10 - 20 years	30.51% 18
More than 20 years	25.42% 15
Total	59

Q33 What is your age?

Answered: 61 Skipped: 1



Answer Choices	Responses	
Under 19	0.00%	0
19-24	1.64%	1
25-34	6.56%	4
35-49	36.07%	22
50-64	37.70%	23
65+	18.03%	11
Total		61

Q34 Is there anything else that you would like the District of Ucluelet to consider when updating the OCP?

Answered: 28 Skipped: 34

#	Responses	Date
1	Hire someone who understand the connections between economy, social issues, environmental issues, energy and water and waste etc. This questionnaire indicates to me we currently have no-one on the job who does. Or is it that sonone knows how to design a questionnaire that provides information that allows people to accurately provide relevant input. This feels like it was designed by, at best, a first year university planning class....I went through some of those!	11/15/2016 7:14 PM
2	Maintaining forest patches and riparian forested habitat along the harbour and outer coast in areas that are slated for development	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	No, but thank you.	11/15/2016 12:14 AM
5	working with Tofino more - as sister cities	11/14/2016 4:01 PM
6	A new UES/USS / it is time for a new school that meets the needs of 21st century students. This needs to be in the less than five year plan.	11/14/2016 1:08 PM
7	I think the Cedar Road area could be further development. There is much unused District land and parking. Kind of an ugly area that could be improved.	11/12/2016 8:06 AM
8	make Ucluelet a safe and secure and vibrant place for ALL ages, including seniors	11/11/2016 4:06 PM
9	Formally adopt adherence to "dark skies" policy, adopting LED low-energy lighting ad taking an active role to advise commercial, industrial premises on best practice for reducing light glare; consider by-law to limit light nuisance.	11/10/2016 6:29 PM
10	Parking. Even if changing use of a "grandfathered" location and business, new parking requirements should be enforced.	11/7/2016 9:31 AM
11	Restore the W4 and W5 commercial & industrial zoning along the harbour front, restate that the harbours first use is for industrial purposes.	11/2/2016 4:13 PM
12	Hire a urban design engineer	11/2/2016 10:01 AM
13	Support for community gardens	10/31/2016 5:00 PM
14	climate change will happen with or without trowing money around.	10/31/2016 10:46 AM
15	Bylaw enforcement and green areas along Peninsula Rd with benches and picnic tables	10/31/2016 9:43 AM
16	if you are going to have greenspace covenants then enforce them which is not happening now	10/31/2016 8:53 AM
17	Food security - community gardens, clustering emergency services at the fire hall,	10/30/2016 11:29 PM
18	Industry must be ecologically sustainable, promote small footprint housing.	10/30/2016 3:13 PM
19	Local food initiatives important due to tsunami and climate change risks	10/30/2016 10:35 AM
20	Water is an issue the colour of it. Making the streets safe with traffic, Review of traffic patterns in town they have not changed in 40 years what can we do differently.	10/30/2016 10:17 AM

Ucluelet Official Community Plan Exploration & Review

SurveyMonkey

21	Reduce parking along Peninsula by 30% and replace with gardens bus shelters benches etc. We need to reduce traffic speed and make our town a nicer place to walk around. Just look at Tofino as much as i hate to say it they got it right with their pedestrian upgrades. We need to stop with the outdated marina aesthetic which lacks visibility and doesnt seem to represent the town people are coming to visit and focus more on west coast and first nations themes.	10/30/2016 9:03 AM
22	Keep us unique with small town feel, lots of history, trails, And Friendly Welcoming Community!	10/29/2016 11:23 PM
23	DEVELOPMENT PERMITS FOR ALL NEW multifamily, and pocket neighbourhoods	10/29/2016 5:32 PM
24	We need a new school. An earthquake in Ucluelet would destroy the current schools and that would decimate the towns young population. We need to secure funding from all levels of government to build a new school now- that is above the tsunami induction zone and that will withstand a large scale earthquake- and can be used as a town refuge in the event of a large scale disaster. This is top priority for the town and all residents- whether or not they have children, we do not have a single building with the capacity to house displaced residents in the event of a disaster that destroys all of our non earthquake safe buildings.	10/29/2016 4:41 PM
25	Affordable Housing - not necessarily rental property	10/28/2016 2:59 PM
26	The District of Ucluelet needs to transition into being a tourist community. We need public works/parks and recreation staff available 7 days a week. The Community centre needs to function 7 days a week. During the summer months there is no staff or limited staff available to ensure that the parks spaces /public washrooms are refreshed each day.	10/27/2016 11:40 PM
27	The first priority should be a pool for families to go and enjoy. Never saw that in this questionnaire - but it seriously needs to be addressed. No need for multiplex, just a really good quality small town pool - many other places across Canada have these!	10/24/2016 3:09 PM
28	development permit area 9 for MFR needs to change	10/24/2016 1:49 PM

Q35 Thank you for completing this survey. Please attend our World Cafe session on Saturday, October 29 to discuss key questions for the OCP update with other residents and District of Ucluelet staff. The World Cafe sessions will run from 10 a.m. - 12 noon and again from 1 p.m. to 3 p.m. at the community hall. On Saturday, November 26, we will host an open house to present all the input received from the public and next steps. Check www.ucluelet.ca for updates or join us at [facebook/districtof.ucluelet/](https://www.facebook.com/districtof.ucluelet/) if you want to join our email list for updates, please leave us your email below.

Answered: 19 Skipped: 43

#	Responses	Date
1	beasley@island.net	11/15/2016 4:25 PM
2	kirstenj@toquaht.ca	11/15/2016 11:34 AM
3	ldoupe@pwr.ca	11/14/2016 2:59 AM
4	ahobyan@netscape.net	11/13/2016 8:20 AM
5	pdesserud@telus.net	11/11/2016 2:48 PM
6	dwmanalive@gmail.com	11/10/2016 6:29 PM
7	nsbiegler@hotmail.com	11/10/2016 6:20 PM
8	bcseafood@hotmail.com	11/8/2016 8:30 PM
9	brian@subtidaladventures.com	11/7/2016 9:31 AM

Ucluelet Official Community Plan Exploration & Review

SurveyMonkey

10	psieber@telus.net	11/2/2016 5:28 PM
11	larsendiesel@outlook.com	11/2/2016 4:13 PM
12	joseewales@yahoo.com	11/2/2016 10:01 AM
13	mark.jmcc@gmail.com	10/31/2016 5:44 PM
14	I tried to go to the World Cafe and it was CLOSED at 2:30. How very disappointing and insulting and unprofessional.	10/29/2016 5:32 PM
15	ajanisse@ucluelet.ca	10/29/2016 4:23 PM
16	terli37@gmail.com	10/29/2016 11:52 AM
17	jillian_jjedwards@hotmail.com	10/28/2016 11:08 AM
18	regpayne@hotmail.com	10/28/2016 7:48 AM
19	szymonszy@me.com	10/24/2016 3:09 PM



STAFF REPORT TO COUNCIL

Council Meeting: MAY 9, 2017

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION

FILE No: 8100-20 EDGE

SUBJECT: EDGE TO EDGE MARATHON 2017

ATTACHMENT(S): 10 KM AND ½ MARATHON ROUTE MAPS

RECOMMENDATION(S):

1. **THAT** Council approves the road closures and additional operational requests for the Edge to Edge Marathon for June 11, 2017; **or**
2. **THAT** Council denies the road closures and additional operational requests for the Edge to Edge Marathon for June 11, 2017.

PURPOSE:

The purpose of this report is to update Council and request approval for the road closures and other operational requests from the Ucluelet Chamber of Commerce for the Edge to Edge Marathon on June 11, 2017.

BACKGROUND:

The Ucluelet Chamber of Commerce and the District of Ucluelet have worked in partnership on this event since its inception.

The Edge to Edge Marathon Race Committee is making the following requests for 2017:

- Road closures:
 - Closure of Fraser Lane and Cedar (in front of Village Green) from 7:00 am onward to 2:00 pm on race day.
 - Road closures for approximately hour and a half starting at 8:30 am on Cedar and Bay to clear major runners at the start for the Half Marathon (9:00 a.m.) and 10 km run (9:30 a.m.).
- Erect road signs for mileage signs.
- Use of the front section of City Hall for race day.
- Public Works assistance with sandbags, cones and flagging and bleachers.
- Erect Advance Road Closure notices.

- Use selected areas of both sections of the Wild Pacific Trail and the length of the bike path to Millstream (with cut grass, and gravel swept and pot holes filled).
- Use sandbags from the Public Works yard (they are mostly E to E's) to create running lanes.
- Have music and announcements prior to the start of the race (from 8am on).

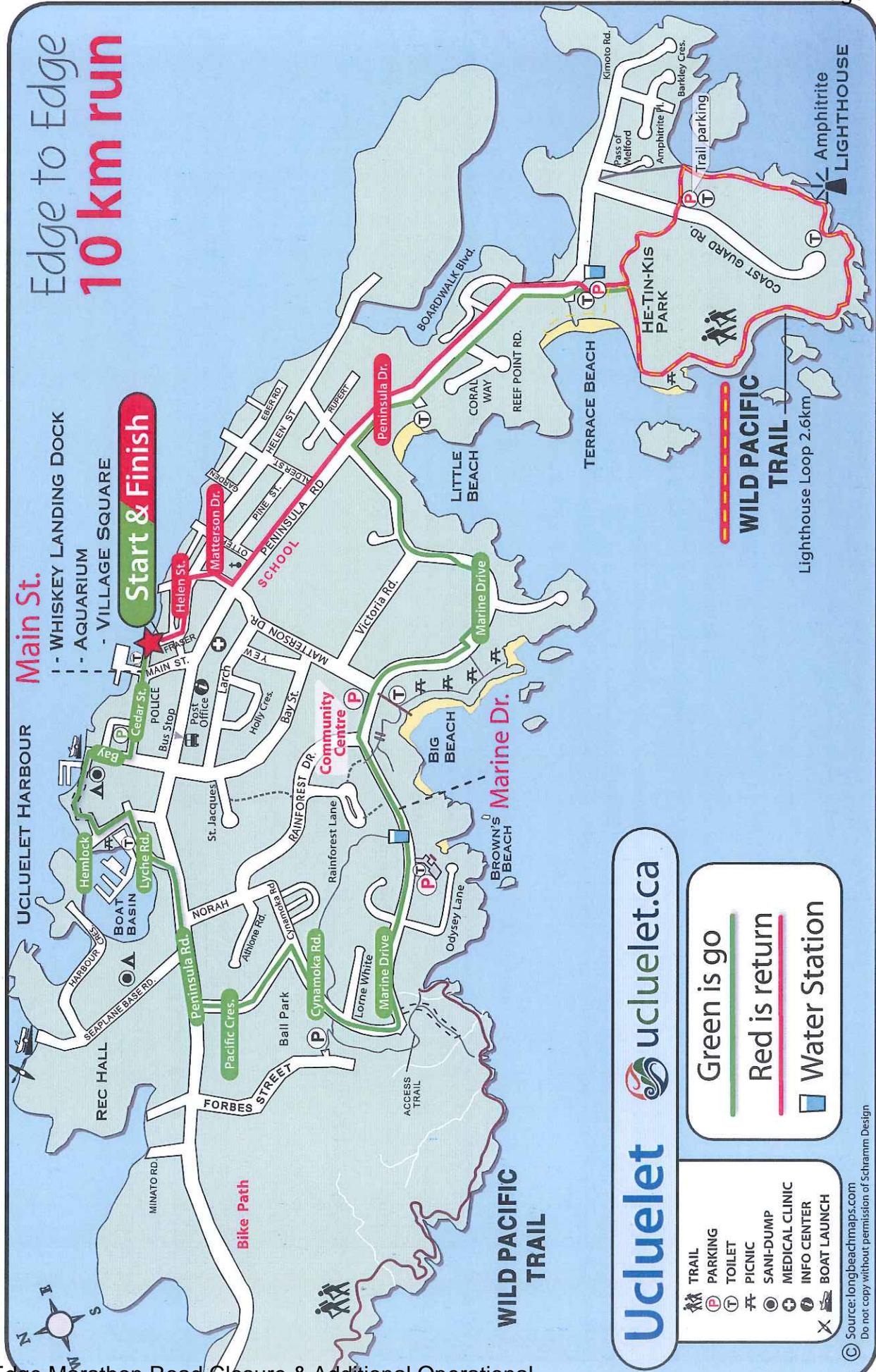
The Marathon Committee will be contacting the appropriate business and residents for those effected by the road closures areas.

Respectfully submitted:



ABBY FORTUNE,
DIRECTOR OF PARKS & RECREATION

Edge to Edge 10 km run



Ucluelet  ucluelet.ca

Green is go
Red is return
Water Station

Legend:
 TRAIL
 PARKING
 TOILET
 PICNIC
 SANI-DUMP
 MEDICAL CLINIC
 INFO CENTER
 BOAT LAUNCH
 X

© Source: longbeachmaps.com
Do not copy without permission of Schramm Design

Edge to Edge Half Marathon 2017



Ucluelet  ucluelet.ca

Green is go

Red is return

 **Water Station**

TRAIL 

PARKING 

TOILET 

PICNIC 

SANI-DUMP 

MEDICAL CLINIC 

INFO CENTER 

BOAT LAUNCH 

© Source: longbeachmaps.com
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STAFF REPORT TO COUNCIL

Council Meeting: MAY 9TH, 2017

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

FILE NO: 3060-20

FOLIO NO: 196.061

SUBJECT: REQUEST TO DISCHARGE COVENANT EV152825 FOR LOT 1, VIP 76238 (1079 HELEN ROAD) AND REPLACE IT WITH A NEW COVENANT WITH REDUCED NATURAL BOUNDARY SETBACKS

ATTACHMENT(S): APPENDIX A – REQUEST LETTER AND RELATED INFORMATION

RECOMMENDATION(S):

That Council considers the approval of one of the following options:

1. **THAT** Staff be directed to pursue the discharge of the 219 covenant, EV152825, on the title of Lot 1, VIP76238 (1079 HELEN ROAD) and replace it with a new covenant as per the terms and details that form the body of this report.

OR

2. **THAT** this request be considered and denied.

BACKGROUND

Planning Staff are in receipt of a request to discharge covenant EV152825 for 1079 Helen Road (**Figure 1**) and replace it with a new covenant with reduced natural boundary setbacks.



Figure 1- Site Map

The subject property currently has a 219 Covenant on title in the name of the District of Ucluelet and the Province of British Columbia which requires a 30m horizontal natural boundary setback and a no build clause on lands less than 4m vertically above the natural boundary. The survey attached indicates how these requirements would make the lot close to unbuildable. The applicant is asking that the covenant be modified such that the requirements would be a 15m horizontal natural boundary setback and a no build clause on lands less than 2m vertically above the natural boundary.

OVERVIEW OF REQUEST:

The area is prominently residential (**Figure 2**). The property to the north is zoned R-1 Single Family Residential and the property to the south is zoned GH guest House. The existing houses on either side of the subject property are set back 10 to 12m with the house to the north being at a elevation less than 2m. The requested changes to the covenant would allow the building of a SFD on the subject property consistent with this neighbourhood context.



Figure 2 - Neighbourhood Context

ZONING:

Zoning Bylaw No. 1160 does not talk directly to elevation above the natural boundary of buildings but it does address distance from the natural boundary:

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

(a) 7.5 m (25 ft) on the upland side of the natural boundary of the ocean,

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

The applicant is proposing a horizontal setback of 15m from the natural boundary which is more than required by the zoning bylaw.

OCP:

The District of Ucluelet's Official Community Plan (the "OCP") are guidelines that are not meant to address specifics such as the exact building heights and distances from the natural boundary. That being said Section 1.1 of Appendix A: Riparian Area Regulation does address best practices with this section only applying to Development Permit areas. Since the subject property is zoned R-1, which only allows for Single Family Dwellings ("SFD"), it would be exempted from this DP requirement:

Appendix B 4. Exemptions

A Development Permit will not be required for the construction of a single family dwelling unit within a single family residential area.

LEGAL REQUIREMENTS:

The District of Ucluelet will require any proposed changes to the existing covenant or replacement of this covenant to be reviewed by the Districts legal representation. This review may require that the applicant prove through a professional geotechnical review that the subject property is safe to build on and that the proposed covenant changes do not increase the Districts liability.

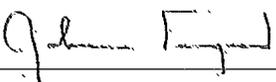
FINANCIAL IMPLICATIONS:

All costs associated with this application will be the responsibility of the applicant.

SUMMARY:

The applicant has requested to discharge covenant EV152825 for 1079 Helen Road and replace it with a new covenant with reduced natural boundary setbacks. The proposed changes maintain neighbourhood context and will be reviewed legally at the owner's expense.

Respectfully submitted:



 John Towgood, Planning 1

APPENDIX A

Shack Enterprises
PO Box 550
Ucluelet, BC, V0R 3A0

February 27, 2017

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

Attention: Planner

Lot 1, DL 543, Plan VIP76238, Helen Road, Ucluelet, BC – Request for Modification of Covenant

Recently we have tried to sell Lot 1, Helen Road (the "Property"), which is currently a vacant lot. A potential buyer of the Property had a survey done to show where the current setbacks and covenant issues are located on the Property. A copy of this survey is enclosed for your reference. This survey shows that the only area on the Property which could be built upon is the small triangle shown in yellow highlight, in the southwest corner.

The existing Covenant EV152825 (copy enclosed) on the Property requires improvements to be setback 30 metres from the ocean and to be 4 metres above the ocean level.

The other waterfront lots in the Subdivision/Plan VIP76238 (copy enclosed) are quite deep lots, which allowed them to satisfy the 30 metre setback without hardship. However, the Property is only 50 metres deep and therefore with the road-side setback factored in, there is not sufficient room for a conventionally built single family home.

At the time of the subdivision (2003) Shack Enterprises Ltd. was unaware of the extreme challenges to building on the Property that would be created by the Covenant and the company proceeded to service the Property with water and sewer connections as required by the District.

We believe it is relevant to note that the houses on either side of the Property (both of which existed at the time of the subdivision/2003) both have basements that are below the level required by the existing Covenant on the Property. Neither of these houses suffered any flood damage from the 1964 tsunami event or since from any other storm or rising sea level issues.

We believe the existing Covenant was created out of an abundance of caution and reflects protection greater than is necessary for the Property. We also believe that neither the District nor the company realized the extent of the restrictive impact the Covenant would have on the ability to construct a residential home on the Property.

Page 2

If the height of the building site on the Property were to be raised by approximately 2 metres to comply with the existing Covenant, we believe this would put the house at a height profile that would be inconsistent with its neighbours. It would also require expensive and unsightly filling or construction on pilings.

We kindly request that the District consider and agree to replacing the existing Covenant with a new covenant which would reduce the setback from the ocean to 15 metres and the minimum height reduced to 2 metres above the ocean level. We have had our lawyer prepare such a replacement Covenant for your consideration (copy enclosed). Note that the replacement Covenant relates only to Lot 1 and not any of the other lots currently subject to the existing Covenant. It has also been drafted to provide additional protection from claims for the District not present in the existing Covenant.

We believe this replacement Covenant represents a reasonable compromise and would allow a single family home to be constructed on the Property.

If you have any questions or wish to discuss, please let me know.

I look forward to hearing from the District on this matter. Please address any questions on your response to the undersigned at the address noted below.

Yours truly,

SHACK ENTERPRISES LTD.



R. Thomas Burley, FCPA FCA

896 Strangcrest Place
Victoria, BC V8Y 1J6
tburley@oakcrest.ca
250-727-2325

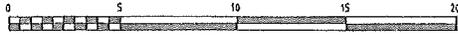
Enclosure

AG SURVEYS

Elevation Survey of:
**Lot 1, District Lot 543 Native Island,
Clayoquot District, Plan VIP 76238**

110-545 MARINE DRIVE
UCLUELET, B. C.
VOR 3A0
Phone: 726-2755
File: 137-Hel
Jan 30/2017

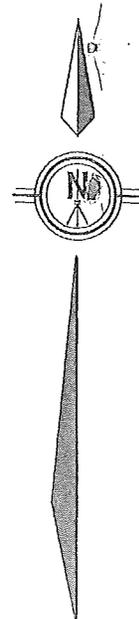
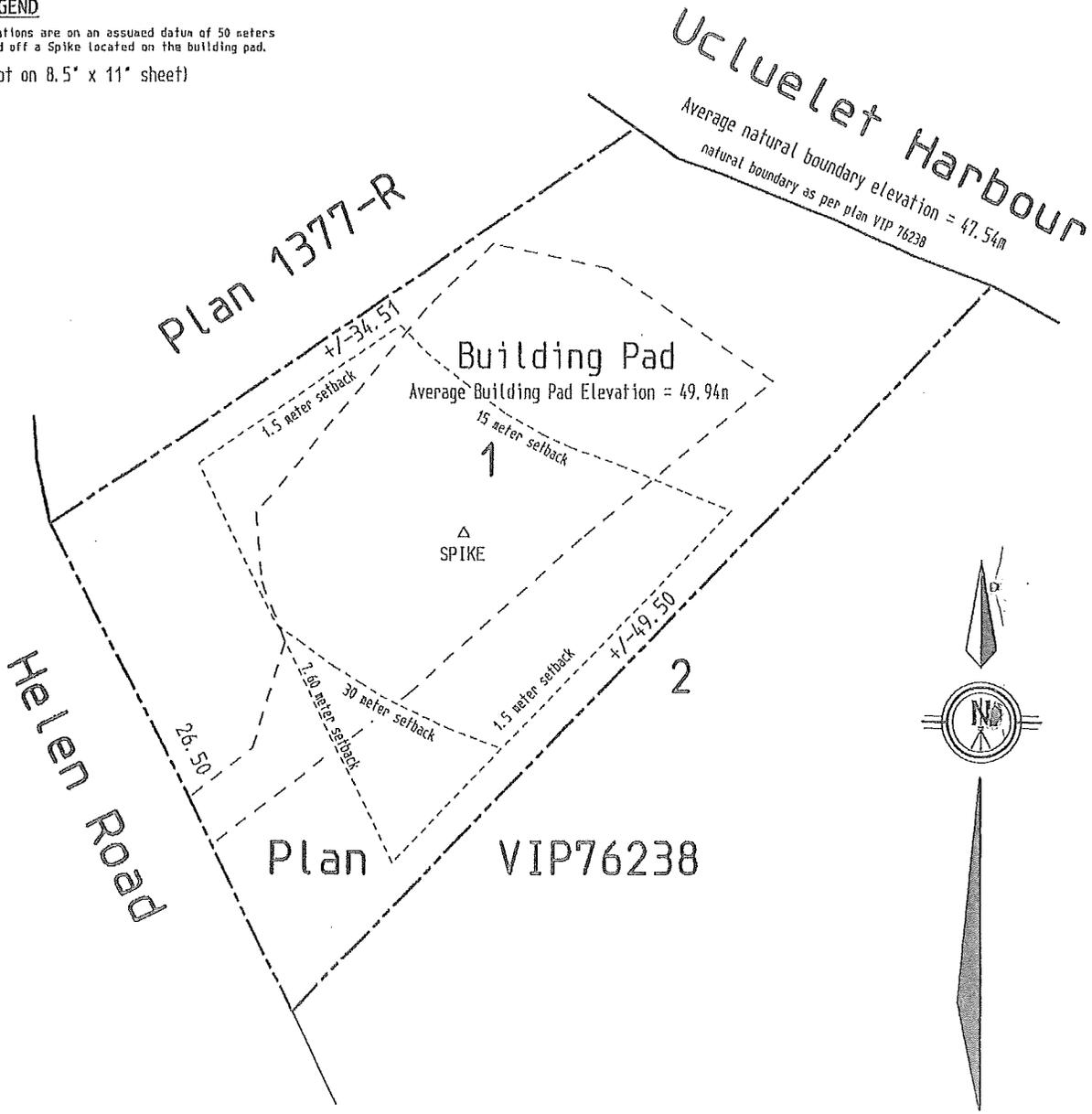
SCALE - 1 : 300



All distances are in metres and decimals thereof.

LEGEND

Elevations are on an assumed datum of 50 meters based off a Spike located on the building pad.
(plot on 8.5" x 11" sheet)



Status: Registered

Doc #: EV152825

RCVD: 2003-12-15 RQST: 2015-11-16 12.16.22

LAND TITLE ACT
FORM C (Section 219)
Province of British Columbia

15 DEC 2003 12 19

Page 1 of 4 pages
EV152825

GENERAL INSTRUMENT-PART 1 (This area for Land title Office use)

1. APPLICATION: (name, address, phone number, signature of applicant, applicant's solicitor or agent

James P. Roth, Barrister & Solicitor,
P.O. Box 909, 1566 Peninsula Road,
Ucluelet, B.C. V0R 3A0 726-4307

ALL COURT
REGISTRY

1c

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: *
(PID) (LEGAL DESCRIPTION)

Lots 1 to 7, District Lot 543, Native Island, Clayoquot District,
Plan VIP 76238

3. NATURE OF INTEREST: *

DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
Covenant	Entire Document	Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms D.F. No.
- (b) Express Charge Term Annexed as Part 2
- (c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): SHACK ENTERPRISES LTD. AND HABU LAND CORP.

(inc # 112576) (inc # 406730)

6. TRANSFEREE(S): (including postal address(es) and postal code(s)) *

The Corporation of the District of Ucluelet, 200 Main Street, P.O. Box 999, Ucluelet, B.C. V0R 3A0 and Her Majesty the Queen in Right of the Province of British Columbia as represented by the Minister of Environment, Lands and Parks 2569 Kenworth Road, Nanaimo, B.C. V8T 4P7

7. ADDITIONAL OR MODIFIED TERMS: * Nil

01 03/12/15 12:19:40 01 VI 534945
CHARGE \$55.00

Status: Registered

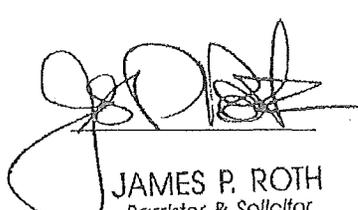
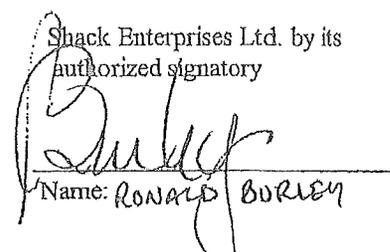
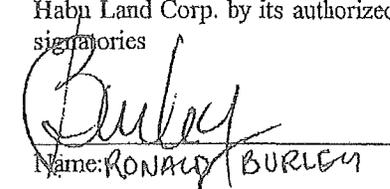
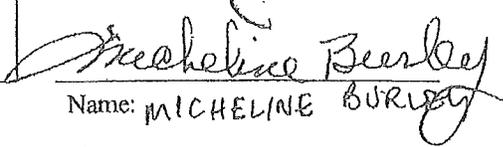
Doc #: EV152825

RCVD: 2003-12-15 RQST: 2015-11-16 12.16.22

PAGE 2

8. EXECUTION(S):**This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledges(s) receipt of a true copy of the filed standard charge terms, if any.

EXECUTION(S):

Officer Signature(s)	Execution Date		
	Y	M	D
 JAMES P. ROTH Barrister & Solicitor P.O. Box 909, 1566 Peninsula Rd. Ucluelet, B.C. V0R 3A0 (250) 726-4307	03	11	24
 Shack Enterprises Ltd. by its authorized signatory Name: RONALD BURLEY			
 Habu Land Corp. by its authorized signatories Name: RONALD BURLEY			
 Name: MICHELINE BURLEY			

OFFICER CERTIFICATION

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Status: Registered

Doc #: EV152825

RCVD: 2003-12-15 RQST: 2015-11-16 12.16.22

Part 2

Page 2

THIS AGREEMENT made the day of , 2003.

BETWEEN:

HABU LAND CORP. and
SHACK ENTERPRISES LTD.
Box 550
Ucluelet, B.C.
V0R 3A0
(hereinafter called the "Owner")

OF THE FIRST PART

AND:

DISTRICT OF UCLUELET
200 Main Street, P.O. Box 999, Ucluelet, B.C., V0R 3A0
and HER MAJESTY THE QUEEN IN RIGHT OF THE
PROVINCE OF BRITISH COLUMBIA, as represented by the
Minister of Environment, Lands and Parks, 2569
Kenworth Road, Nanaimo, B.C. V8T 4P7
(hereinafter called the "Transferee")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner of the lands and premises more particularly described in Form C. Item 2, page 1 attached hereto (the "Land").
- B. The Owner has agreed to grant to the Transferee a covenant pursuant to Section 214 of the Land Title Act, R.S.B.C. 1979 to be registered against the title to the Land.

WITNESS THAT IN CONSIDERATION of the sum of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration now paid by the Transferee to the Owner, the receipt and sufficiency whereof is hereby acknowledged, the Owner covenants and agrees in accordance with Section 214 of the Land Title Act as follows:

1. Hereafter, excepting only simple structures for the storage of boats and ancillary equipment, no building shall be constructed, nor mobile home located within thirty (30.0) metres of the natural boundary of the sea. This distance may be reduced provided that buildings are located on natural ground that is four (4.0) metres or more above the natural boundary of the sea. In no case shall this distance be less than fifteen (15.0) metres from the natural boundary of the sea.
2. Hereafter, no area used for habitation, business or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than four (4.0) metres above the natural boundary of the sea.

Status: Registered

Doc #: EV152825

RCVD: 2003-12-15 RQST: 2015-11-16 12.16.22

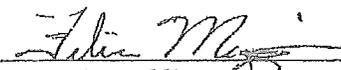
Page 3

In the case of a mobile home, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above described elevation.

3. The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwaters. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer to the natural boundary than the setback requirement given in Condition (1) above. The face of the landfill slope shall be adequately protected against erosion from flood flows.
4. The Owner acknowledges that the Province of British Columbia does not represent to the owner or any other person that any building constructed or mobile home located in accordance with Conditions (1) and (2) herein will not be damaged by flooding or erosion, and the owner covenants and agrees not to claim damages from the Province or District of Ucluelet or hold the Province or District of Ucluelet responsible for damages caused by flooding or erosion to the land or any building, improvement, or other structure built, constructed or place upon the said lands and to any contents thereof.
5. The Owner acknowledges that conditions (1) and (2) above are based upon limited information from the 1964 tsunami event and that since the flood damage hazard from tsunamis varies with location and event, these conditions may not be adequate for possible extreme tsunami occurrences. Where possible, building sites with greater setback and elevation should be chosen.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

THIS IS THE INSTRUMENT creating the condition or Covenant entered into under Section 219 of the LAND TITLE ACT by the registered owner(s) referred to herein and shown on the Print of Plan annexed hereto and initialled by me.



 Approving Officer
 District of Ucluelet

END OF DOCUMENT

RCVD: 2003-12-15 15:18.03

Plan #: VIP76238 App #: N/A Ctl #: #

Status: Filed

PLAN OF SUBDIVISION OF LOT A, D.L. 543, NATIVE ISLAND, PLAN 19677, TOGETHER WITH PART OF D.L. 543, NATIVE ISLAND, ALL IN CLAYOQUOT DISTRICT

PLAN N° VIP 76238

BCGS 92C.093



- Legend**
- denotes standard iron post found
 - denotes non-standard round iron post set
 - denotes standard iron post set

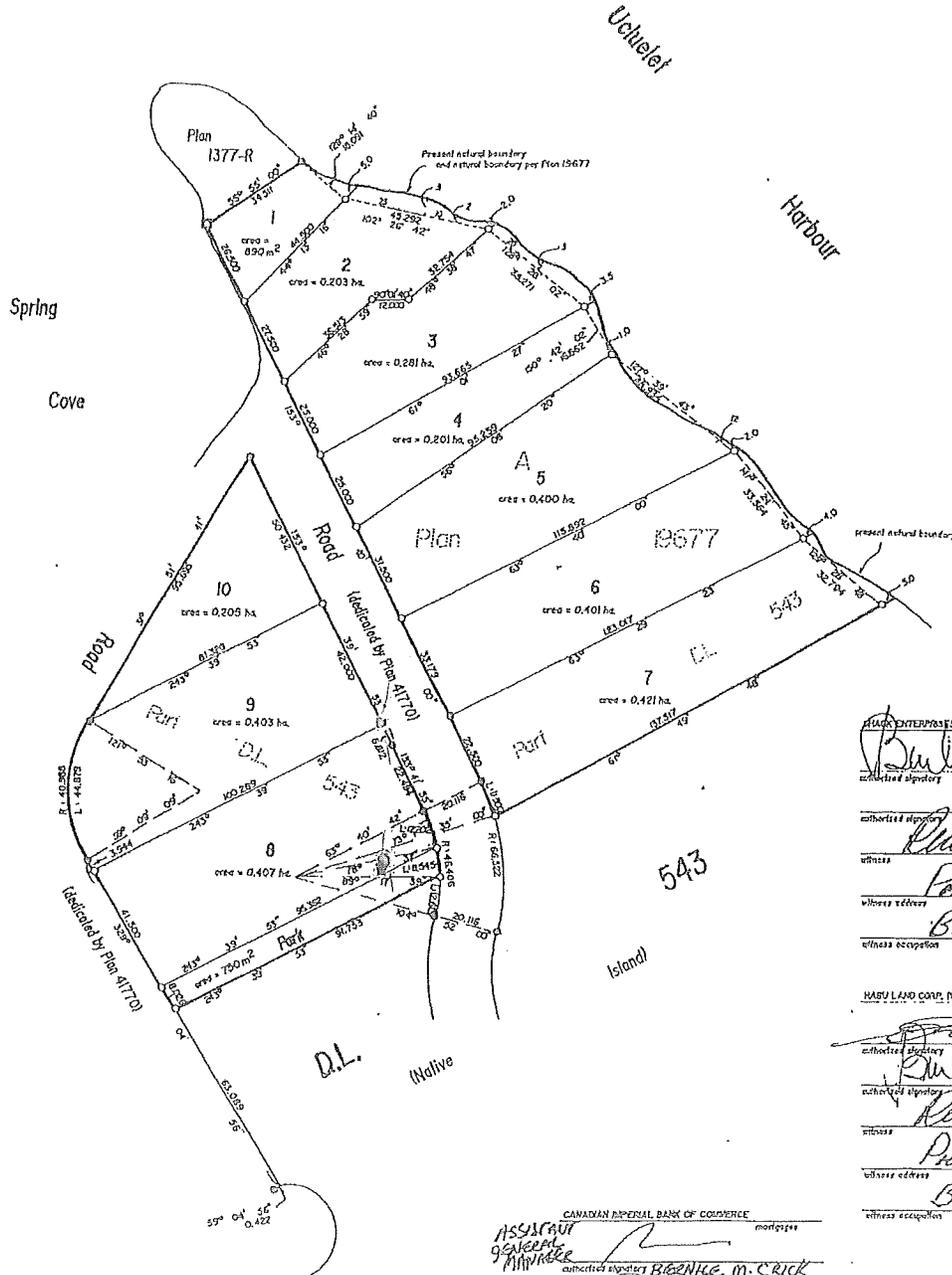
All distances are in metres and decimals thereof. Bearings are clockwise and are derived from Plan 19677.

Deposited in the Land Title Office of Victoria, B.C.

This 15 day of December 2003.

Registrar

[Signature]
EV152815-2



ATLANTIC ENTERPRISES LTD. (INC # 025761)

[Signature]
authorized signatory **PARTNER**

[Signature]
witness

[Signature]
witness address **BOLS**

[Signature]
witness occupation

HABU LAND CORP. (INC # 0406730)

[Signature]
authorized signatory **MANAGER**

[Signature]
witness

[Signature]
witness address **BOLS**

[Signature]
witness occupation

CANADIAN IMPERIAL BANK OF COMMERCE
ASSURANT
[Signature]
authorized signatory **BRANKE M. CRICK**

[Signature]
authorized signatory **ROBERTAS H. ELLIS**

[Signature]
witness address **67A FL-400 BARRARD ST**

[Signature]
witness occupation **BANKER**

Approved under the Land Title Act
this day of December, 2003.
[Signature]
Approved Officer
Office of Victoria

AGNES & POLLOCK
B.C. LAND SURVEYORS
PORT ALBERTA

Richard Horner Atco, a British Columbia Land Surveyor of Port Alberni, in British Columbia certifies that I was present at, and personally supervised the survey represented by this plan, and that the survey and plan are correct.

The field survey was completed on the 4th day of November, 2003. The plan was completed and checked, and the checklist filed under 02576 as the 15th day of November, 2003.

[Signature]

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cook Roberts LLP
 Barristers & Solicitors
 7th Floor, 1175 Douglas Street
 Victoria BC V8W 2E1
 Telephone: (250) 385-1411
 File No.: 108151/JVC/dh

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
 [PID] [LEGAL DESCRIPTION]

025-815-032 LOT 1, DISTRICT LOT 543, NATIVE ISLAND, CLAYOQUOT DISTRICT, PLAN VIP76238

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

s.219

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SHACK ENTERPRISES LTD. (INC. NO. 112576)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

 John van Cuylenborg
 Barrister & Solicitor
 7 - 1175 Douglas Street
 Victoria, BC V8W 2E1
 Phone: 250-385-1411
 Fax: 250-413-3300
 Email: johnvc@cookroberts.bc.ca

Y	M	D
17		

SHACK ENTERPRISES LTD. by its authorized signatory:

 Thomas Burley

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM_D1_V21

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 6 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Y	M	D

THE CORPORATION OF THE
DISTRICT OF UCLUELET by its
authorized signatory(ies):

Print Name:

Print Name:

HER MAJESTY THE QUEEN IN
RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA as represented by
the Minister of Environment, Lands and
Parks by its authorized signatory(ies):

Print Name:

Print Name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM_E_V21

LAND TITLE ACT
FORM E
SCHEDULE

PAGE 3 OF 6 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE DISTRICT OF UCLUELET
200 Main Street, P.O. Box 999, Ucluelet, B.C., V0R 3A0

and

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA,
as represented by the Minister of Environment, Lands and Parks, 2080 Labieux Road, Nanaimo, B.C.
V9T 6J9

TERMS OF INSTRUMENT—PART 2

BETWEEN:

SHACK ENTERPRISES LTD.

(the "Owner")

AND:

THE CORPORATION OF THE DISTRICT OF UCLUELET
and
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA as represented by the Minister of Environment
Lands and Parks

(the "Transferee")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of the land in Ucluelet, British Columbia, legally described as:
PID: 025-815-032
Lot 1, District Lot 543, Native Island, Clayoquot District, Plan VIP76238
(the "Land");
- B. The Owner has asked the Transferee to accept the covenant created by this Agreement to replace a Covenant granted in 2003 by the Owner to the Transferee; and
- C. The Owner wishes to grant, and the Transferee accepts, the s. 219 covenant contained in this Agreement over the Land.

THIS AGREEMENT is evidence that in consideration of payment of \$1.00 by the Transferee to the Owner (the receipt of which is acknowledged by the Owner), and in consideration of the promises exchanged below, the Owner covenants and agrees with the Transferee in accordance with s. 219 of the *Land Title Act* as follows:

1. The Owner covenants and agrees with the Transferee that:
 - (a) excepting only simple structures for the storage of boats and ancillary equipment, no building or structure, or any part of a building or structure, including any fixed equipment, mobile home or modular home, will be constructed, reconstructed, moved, extended or located, within fifteen (15) metres from the natural boundary of the sea;
 - (b) no area used for habitation, business or storage of goods damageable by floodwaters shall be located within any buildings at an elevation such that the underside of the floor system thereof is less than two (2.0) metres above the natural boundary of the sea; in the case of

mobile or modular home the ground level or top of concrete or asphalt pad on which it is located shall be no lower than two (2.0) metres above the natural boundary of the sea.

2. The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequate compacted landfill on which any building is to be constructed or mobile home located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of a furnace or other fixed equipment susceptible to damage by floodwaters. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer to the natural boundary than the setback requirement given in condition (1) above. The face of the landfill slope shall be adequately protected against erosion from flood flows.
3. The Owner acknowledges that the Province of British Columbia does not represent to the owner or any other person that any building constructed or mobile/modular home located in accordance with Sections 1 and 2 above will not be damaged by flooding or erosion, and the Owner covenants and agrees not to claim damages from the Province or District of Ucluelet or hold the Province or District of Ucluelet responsible for damages caused by flooding or erosion to the land or any building, improvement or other structure built, constructed or placed upon the said land and to any contents thereof.
4. The Owner acknowledges that conditions in Section 1 above are based upon limited information from the 1964 tsunami event and that since the flood damage hazard from tsunamis varies with location and event, these conditions may not be adequate for possible extreme tsunami occurrences. Where possible, building sites with greater setback and elevation should be chosen.
5. The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
6. The rights given to the Transferee by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the Transferee to anyone, or obliges the Transferee to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.
7. Where the Transferee is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Transferee is under no public law duty of fairness or natural justice in that regard and agrees that the Transferee may do any of those things in the same manner as if it were a private party and not a public body.
8. This Agreement does not
 - (a) affect or limit the discretion, rights or powers of the Transferee under any enactment (as defined in the *Interpretation Act*, R.S.B.C. 1996, c. 238, on the reference date of this Agreement) or at common law, including in relation to the use or subdivision of the Land,

- (b) affect or limit any enactment relating to the use or subdivision of the Land, or
- (c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

9. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s. 219 of the *Land Title Act* in respect of the Land and this Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated. The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.

10. The Owner agrees to do everything reasonably necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement.

11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

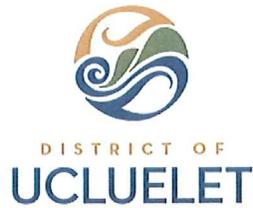
13. This Agreement is the entire agreement between the parties regarding its subject.

14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

15. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

16. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C and Form D to which this Agreement is attached and which forms part of this Agreement.



STAFF REPORT TO COUNCIL

Council Meeting: MAY 09, 2017
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JEANETTE O'CONNOR, CHIEF FINANCIAL OFFICER

FILE NO: 1830-01 2016

SUBJECT: DRAFT FINANCIAL STATEMENTS, 2016

ATTACHMENTS: APPENDIX #1 – DRAFT 2016 FINANCIAL STATEMENTS

RECOMMENDATION:

1. **THAT** Council receives and accepts the District of Ucluelet Draft Financial Statements for the year ended December 31, 2016.

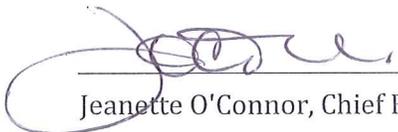
PURPOSE:

The purpose of this report is to obtain Council's approval of the 2016 Draft Financial Statements. The Canadian auditing standards dictate Council approval must be received prior to the auditor dating and releasing the audit report.

BACKGROUND:

The firm of KPMG LLP has completed their audit of the amounts and disclosures in the financial statements for 2016. In the opinion of KPMG LLP the 2016 draft financial statements present fairly, in all material respects, the financial position of the District of Ucluelet as at December 31, 2016 and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Respectfully submitted:



Jeanette O'Connor, Chief Financial Officer

DRAFT Consolidated Financial Statements of

DISTRICT OF UCLUELET

Year ended December 31, 2016

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated financial statements of the District of Ucluelet (the "District") are the responsibility of management and have been prepared in compliance with applicable legislation, and in accordance with generally accepted accounting standards for local governments as established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The District's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

Mayor and Council meet with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the District. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the District's financial statements.

Chief Financial Officer



The District of Ucluelet
Page 2

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of The District of Ucluelet as at December 31, 2016, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Professional Accountants

Month DD, YYYY
Victoria, Canada

DISTRICT OF UCLUELET

Consolidated Statement of Operations

DRAFT

Year ended December 31, 2016, with comparative information for 2015

	Financial plan (note 14)	2016	2015
Revenue:			
Taxation, net (note 9)	\$ 2,763,489	\$ 2,986,657	\$ 2,811,136
Sale of services	1,820,489	1,713,156	1,541,509
Other revenue from own sources	122,200	179,571	264,591
Investment income	-	47,194	63,160
Grants and contributions (note 10)	948,575	664,145	598,627
Total revenue	5,654,753	5,590,723	5,279,023
Expenses:			
General government services	1,077,577	995,577	1,068,527
Protective services	430,969	368,898	398,005
Transportation services	1,156,603	1,169,156	1,198,828
Planning and environmental services	333,233	207,095	220,320
Recreation and cultural services	1,364,310	1,383,583	1,451,721
Sewer utility	580,931	527,883	559,581
Water utility	397,924	653,481	546,739
	5,341,547	5,305,673	5,443,721
Annual surplus (deficit)	313,206	285,050	(164,698)
Accumulated surplus, beginning of year	39,383,532	39,383,532	39,548,230
Accumulated surplus, end of year	\$ 39,696,738	\$ 39,668,582	\$ 39,383,532

The accompanying notes are an integral part of these consolidated financial statements.

DISTRICT OF UCLUELET

Consolidated Statement of Cash Flows

DRAFT

Year ended December 31, 2016, with comparative information for 2015

	2016	2015
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 285,050	\$ (164,698)
Items not involving cash:		
Amortization of tangible capital assets	1,103,751	1,117,979
Actuarial adjustment on debt	(8,430)	(17,564)
Change in non-cash operating assets and liabilities:		
Accounts receivable	243,515	484,023
Properties held for sale	34,593	45,405
Accounts payable and accrued liabilities	(48,479)	(114,829)
Refundable deposits	(38,068)	11,027
Deferred revenue	164,733	20,288
Development cost charges	8,110	12,878
Inventory of supplies	10,000	10,000
Prepaid expenses	(14,683)	29,959
	1,740,092	1,434,468
Capital activities:		
Acquisition of tangible capital assets	(1,132,711)	(276,526)
	(1,132,711)	(276,526)
Investing activities:		
Decrease (increase) in restricted cash	(628)	4,959
Increase in investments	(877,134)	(3,226,472)
	(877,762)	(3,221,513)
Financing activities:		
Capital lease repaid	(8,807)	(9,993)
Debt repaid	(46,775)	(61,717)
	(55,582)	(71,710)
Decrease in cash and cash equivalents	(325,963)	(2,135,281)
Cash and cash equivalents, beginning of year	439,510	2,574,791
Cash and cash equivalents, end of year	\$ 113,547	\$ 439,510
Supplemental cash flow information:		
Cash paid for interest	\$ 63,695	\$ 82,929
Cash received from interest	47,194	60,116

The accompanying notes are an integral part of these consolidated financial statements.

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

DRAFT

Year ended December 31, 2016

1. Significant accounting policies (continued):

(e) Deferred revenue:

Deferred revenue includes grants, contributions and other amounts received from third parties pursuant to legislation, regulation and agreement which may only be used in certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired, thereby extinguishing the related liability.

(f) Development cost charges:

Development cost charges are amounts which are restricted by government legislation or agreement with external parties. When qualifying expenditures are incurred development cost charges are recognized as revenue in amounts which equal the associated expenses.

(g) Cash and cash equivalents:

Cash and cash equivalents include short-term, highly liquid investments with a term to maturity of 90 days or less at acquisition. Cash equivalents also include investments in the Municipal Finance Authority of British Columbia ("MFA") Money Market Funds which are recorded at cost plus earnings reinvested in the funds.

(h) Deposits and prepayments:

Receipts restricted by third parties are deferred and recorded as deposits and are refundable under certain circumstances. Deposits and prepayments are recognized as revenue when qualifying expenditures are incurred.

(i) Employee future benefits:

The District and its employees make contributions to the Municipal Pension Plan. These contributions are expensed as incurred.

Sick leave and other benefits are available to the District's employees. The costs of these benefits are estimated based on accumulated sick leave and best estimates of future usage and expected future salary and wage increases. The obligations under these benefit plans are accrued based on projected benefits as the employees render services necessary to earn the future benefits.

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

DRAFT

Year ended December 31, 2016

1. Significant accounting policies (continued):

(m) Non-financial assets (continued):

(i) Tangible capital assets (continued)

Amortization is charged annually, including in the year of acquisition and disposal. Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

(iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these consolidated financial statements.

(v) Interest capitalization

The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(vi) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

DRAFT

Year ended December 31, 2016

3. Accounts payable and accrued liabilities:

	2016	2015
Trade accounts payable	\$ 366,709	\$ 430,655
Salaries and wages payable	75,807	66,734
Accrued employee benefits	132,249	115,100
Due to other governments	15,843	26,598
Accrued interest	13,876	13,876
	\$ 604,484	\$ 652,963

4. Deferred revenue:

	2016	2015
Hotel resort tax	\$ 471,249	\$ 302,437
Property taxes	32,402	29,053
Grants	8,031	13,427
Other	8,832	10,864
Total deferred revenue	\$ 520,514	\$ 355,781

5. Development cost charges:

Development cost charges represent funds received from developers and deposited into a separate reserve fund for capital expenditures. The District records these funds as a liability upon receipt which is then recognized as revenue when the related costs are incurred.

	Opening balance	Net receipts	Draw down	Interest	Closing balance
Roads	\$ 17,372	\$ 1,305	\$ -	\$ 140	\$ 18,817
Storm water	200,271	-	-	1,500	201,771
Sewer	410,165	250	-	3,074	413,489
Water	45,889	365	-	346	46,600
Parks	150,855	-	-	1,130	151,985
	\$ 824,552	\$ 1,920	\$ -	\$ 6,190	\$ 832,662

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

DRAFT

Year ended December 31, 2016

6. Debt (continued):

(c) Interest expense:

Interest paid during the year was \$77,186 (2015 - \$82,929).

(d) The District leases certain municipal hall and fire department equipment under capital lease agreements. The District will acquire ownership of the equipment at the end of the lease term. Principle and interest repayments are due as shown.

2017	\$	9,192
2018		9,014
		18,206
Less amount representing interest (at a rate of prime plus 1%)		398
Present value of net minimum capital lease payments	\$	17,808

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2016

7. Tangible capital assets (continued):

2015	Land	Sewer structures	Buildings	Vehicles and equipment	Other structures	Roads	Drainage structures	Water structures	Total 2015
Cost:									
Balance, beginning of year	\$11,588,490	8,628,817	10,923,440	2,432,315	3,070,213	7,541,643	1,559,012	5,461,353	\$51,205,283
Additions	-	34,753	7,710	13,174	50,604	105,293	-	64,992	276,526
Balance, end of year	11,588,490	8,663,570	10,931,150	2,445,489	3,120,817	7,646,936	1,559,012	5,526,345	51,481,809
Accumulated amortization:									
Balance, beginning of year	-	3,745,643	1,713,889	1,305,153	1,256,922	3,087,157	543,215	1,969,510	13,621,489
Amortization	-	206,263	222,808	162,359	140,491	189,083	35,964	161,011	1,117,979
Balance, end of year	-	3,951,906	1,936,697	1,467,512	1,397,413	3,276,240	579,179	2,130,521	14,739,468
Net book value, end of year	\$11,588,490	4,711,664	8,994,453	977,977	1,723,404	4,370,696	979,833	3,395,824	\$36,742,341

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

DRAFT

Year ended December 31, 2016

8. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserve funds as follows:

	2016	2015
Investment in tangible capital assets	\$ 35,061,065	\$ 34,968,093
Reserve funds and other surplus	3,442,196	3,377,996
Gas Tax Agreement Reserve	1,165,321	1,037,443
	\$ 39,668,582	\$ 39,383,532

9. Taxation:

Taxation revenue, reported on the statement of operations, is comprised of the following:

	2016	2015
Municipal purposes:		
General	\$ 2,671,924	\$ 2,505,444
Utility	39,297	37,942
Parcel taxes	213,125	205,490
Grants in lieu of taxes	62,311	62,260
	2,986,657	2,811,136
Taxes levied for other authorities:		
School authorities	1,266,591	1,294,023
RCMP	131,325	131,218
Regional Hospital	149,383	147,624
Regional District	257,741	249,815
BC Assessment Authority	30,027	31,833
Vancouver Island Regional Library	99,445	98,859
Municipal Finance Authority	103	101
	1,934,615	1,953,473
Total taxes collected	\$ 4,921,272	\$ 4,764,609

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

DRAFT

Year ended December 31, 2016

12. Trust funds:

Trust funds administered by the District have not been included in the consolidated statement of financial position nor have their operations been included in the consolidated statement of operations. The District holds trust funds under British Columbia law for the purposes of maintaining a public cemetery.

	2016	2015
Opening balance	\$ 25,024	\$ 24,994
Interest earned	-	30
Ending balance	\$ 25,024	\$ 25,024

13. Commitments and contingencies:

- (a) Debt issued by the Regional District of Alberni Clayoquot ("RDAC"), under provisions of the Local Government Act, is a direct, joint and several liability of the RDAC and each member municipality within the RDAC, including the District.
- (b) In the normal course of a year, claims for damages are made against the District. The District records an accrual in respect of legal claims that are likely to be successful and for which a liability amount is reasonably determinable. The District is self-insured for general liability claims through membership in the Municipal Insurance Association of British Columbia. Under this program, member municipalities are to share jointly for general liability claims against any member in excess of \$5,000. Should the Association pay out claims in excess of premiums received, it is possible that the District, along with the other participants, would be required to contribute towards the deficit.
- (c) Commitments:
 - (i) In 2016, the District of Ucluelet entered into a contract for the purchase of a new fire truck. The District made an initial payment in 2016 and the estimated remaining amount of \$308,000 will be paid out in 2017. The District of Ucluelet will be funding the fire truck purchase through long term debt issued by MFA.
 - (ii) The District entered into multiple contracts to complete the Waste Water Lagoon rebuild. The remaining amount to be paid out in 2017 is estimated to be \$ 1,320,000.

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

DRAFT

Year ended December 31, 2016

15. Segmented information (continued):

Transportation services

Transportation services is responsible for a wide variety of transportation functions such as roads and streets. As well, services are provided around infrastructure, transportation planning, pedestrian and cycling issues, harbour facilities, and on-street parking regulations, including street signs and painting.

Planning and environmental services

Planning works to achieve the District's community planning goals through the official community plan, and other policy initiatives. Environmental services was established to assist the Emergency, Planning, Public Works, and Recreation Departments with programs associated with the maintenance or improvement of natural ecosystems.

Recreation and cultural services

Parks is responsible for the maintenance and development of all park facilities. Cultural services facilitate the provision of recreation and wellness programs and services.

Water and Sewer Utilities

The Water and Sewer Utilities operate and distribute the water and sewer networks. They are responsible for the construction and maintenance of the water and sewer distributions systems, including mains and pump stations.

The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in note 1.

DISTRICT OF UCLUELET

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2016

15. Segmented information (continued):

2015	General Government	Protective Services	Transportation Services	Planning and Environmental Services	Recreation and Cultural Services	Water Utility	Sewer Utility	Total
Revenue:								
Taxation, net	\$ 2,605,646	\$ -	\$ -	\$ -	\$ -	\$ 80,795	\$ 124,695	\$ 2,811,136
Sale of services	23,193	-	332,286	4,200	275,324	490,600	415,906	1,541,509
Grants and contributions	553,612	15,900	7,000	-	22,115	-	-	598,627
Investment income	63,160	-	-	-	-	-	-	63,160
Other revenue from own sources	120,325	61,376	-	29,223	-	49,624	4,043	264,591
Total revenue	3,365,936	77,276	339,286	33,423	297,439	621,019	544,644	5,279,023
Expenses:								
Salaries and wages	430,442	131,396	308,412	115,774	491,272	238,267	189,661	1,905,224
Contracted services	137,988	33,643	327,861	32,741	158,450	55,475	71,469	817,627
Materials and supplies	62,607	102,466	134,095	3,776	233,992	38,437	24,554	599,927
Interest and other	257,758	70,457	52,143	49,193	169,471	2,350	-	601,372
Audit and legal	112,327	-	15,065	18,836	-	-	-	146,228
Telephone and utilities	42,698	4,256	46,988	-	45,702	49,767	65,953	255,364
Amortization	24,707	55,787	314,264	-	362,834	162,443	207,944	1,117,979
Total expenses	1,068,527	398,005	1,198,828	220,320	1,451,721	546,739	559,581	5,443,721
Annual surplus (deficit)	\$ 2,297,409	\$ (320,729)	\$ (859,542)	\$ (186,897)	\$ (1,154,282)	\$ 74,280	\$ (14,937)	\$ (164,698)

The subject property is known as Blackrock Oceanfront Resort and is located on the Pacific Ocean off of Marine Drive.

OVERVIEW OF REQUEST:

The applicant is requesting to locate four premanufactured housing units (**Figure 2**) that would house 24 staff beds and provide washrooms and shower facilities. This application is asking for the Temporary Use Permit (“TUP”) to be in place for one year with a possible extension for an extra year. The applicant has stated that this is just a temporary fix to their staff accommodation concerns and that a permanent solution is being resolved. The applicant states the housing units will be closely monitored by the resorts management.



Figure 2 – Site Plan

TEMPORARY USE PERMIT

A Temporary Use Permit is a process laid out in the Local Government Act, Division 8, s.492 to s.497. A Temporary Use Permit allows a use of land, on a temporary basis, not otherwise permitted in the District of Ucluelet's Zoning Bylaw. Temporary use permits may be issued for a period up to three years from the date the permit was approved by Council. Temporary use permits may be renewed once, subject to Council approval. Conditions under which a temporary use may be allowed are established in the permit, including the site design and layout, and length of time the temporary use can occur. Security deposits and letters of undertaking may also be required to ensure conditions are met. Some of the considerations of a temporary use permit are:

- if the temporary use will operate at an intensity of use suitable to the surrounding area;
- if the temporary use will be compatible with regard to use, design, and operation with other surrounding land uses; and
- that the temporary use will operate on a temporary basis only and includes plans, or a letter of undertaking to terminate the use and restore the site by the expiry date of the permit.

This application is requesting four units that could potentially house 24 staff. Staff consider the use will operate at an intensity of use suitable to the surrounding area. The design is not consistent with the OCP guidelines for the area but the temporary nature of the units and the landscaping that will mitigate the impact of the application need to be considered. The applicant is requesting a one year permit with the expectation that a permanent solution will be completed before the start of the next summer season.

ZONING:

The subject property is located in CD-2b Subzone – Black Rock, which is a site specific Compressive Development zone. The zone allows the following Uses:

(1) *Principal:*

(a) *Hotel*

(b) *Parking Lot*

(2) *Secondary:*

(a) *Accessory Residential Dwelling Unit*

The Applicant is requesting to add the Use "Staff Housing" which the zoning Bylaw defines as follows:

"Staff Housing" means the accessory residential use associated with but subordinate to, and occupied by the current employees of, one or more principal permitted uses on the lot on which it is located, or, in the case of comprehensive development Zones in accordance with the conditions under the CD Zone, and noting:

(a) Staff Housing may be provided under the terms of a housing agreement with the District pursuant to section 905 of the Local Government Act;

(b) accessory residential use, for the purposes of this definition, means any combination of accessory residential dwelling units or bedrooms in a communal facility with common bathrooms, kitchen, dining and social facilities (not exceeding 6 bedrooms per communal facility), each bedroom considered one (1) "staff housing unit";

This Application will also require zoning variances that will require the approval of a Development Variance Permit. The details of these Variances will be specified in the notification and the report submitted after the public notification stage.

In regards to parking the applicant is proposing to retain as much parking as possible through the arrangement of the units and to remove the existing storage area to allow for more parking. The applicant also indicates the southernmost parking area on the property could be used as overflow. It should be noted that parking at busy times has been noted to be close to capacity. The applicant has been made aware that at no time will parking be allowed on Marine Drive or in the Browns Beach Parking lot.

OCP:

The District of Ucluelet's Official Community Plan (the "OCP") sets out areas that require Development Permits. The OCP exempts Temporary Use Permits as follows:

Appendix B, Development Permit Area Exemptions

s.7. A Development Permit will not be required for the construction, building improvements or site improvements associated with approved temporary use permits.

This Application will not be required to do a Development Permit.

LEGAL REQUIREMENTS:

The District of Ucluelet will require a legal review of this application.

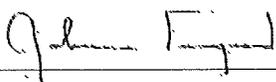
FINANCIAL IMPLICATIONS:

All costs including a legal review associated with this application will be the responsibility of the applicant.

SUMMARY:

The District of Ucluelet is currently experiencing housing shortage especially in the short term rental sector. The request to locate four premanufactured housing units, to house resort staff, would seem reasonable considering the current housing shortage. The location functions to the intent of the request and would only have a modest negative visual impact.

Respectfully submitted:



 John Towgood, Planning 1

Black Rock Oceanfront Resort

PO Box 310, 596 Marine Drive, Ucluelet, BC V0R 3A0
Business: 250-726-4802 Cell: 250-726-6277 email:
tbailey@blackrockresort.com

Interim Staff Housing Plan

The Black Rock Resort's best opportunity to solve a Staff Housing shortfall before the busy 2017 summer season.

Presentation to Ucluelet Town Council

April 5, 2017

Presented By: Ted Bailey, General Manager
Black Rock Oceanfront Resort

Black Rock Oceanfront Resort

Interim Staff Housing Plan

The Black Rock Resort's best opportunity to solve a staff housing shortfall before the busy 2017 summer season.

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INTRODUCTION

The purpose of this presentation is to supply the Ucluelet Town Council with information in the support of our request to obtain a "Temporary Use Permit" for Staff Accommodation on our property at the Black Rock Oceanfront Resort.

OVERVIEW

The Black Rock Resort's main goal is to serve the many thousands of visitors to Ucluelet every year. In order to accomplish our goal of excellent, uncompromised customer service, we need to hire and retain a staff of experienced hospitality professionals.

In order to be a successful Destination Resort, we must have the ability to offer staff accommodation for the qualified individuals required. Right now we are in a handicapped position without the availability of staff accommodation.

Unlike previous years when the resort could just barely get by using rentable guest suites at the resort to house the staff needed, which took away needed revenue dollars from our profits at an alarming 30 units per night during the busy 4 month long summer season. We now find with the flourishing tourism business exceeding each previous year, we have now come to a point of desperately needing staff accommodations to fulfill our staffing needs.

Once we resolve our staffing needs we will be able to put back into the local economy, by renting the 30 units to visiting tourists and having an additional 60 – 100 paying customers visiting local shops, stores and attractions on a daily steady basis.

The staff accommodations required are meant to be a temporary solution. This would provide 24 staff beds situated in three trailers with an additional trailer to provide washroom and shower facilities. These units would be professionally managed by our Housekeeping & Maintenance Management Teams, with a twice daily overview presented to the General Manager & Director of Operations.

Our long term goal for the very near future is to build a permanent structure on our adjacent lot owned by the Black Rock Oceanfront Resort. This permanent structure would house 24 – 30 staff members on a year round basis.

This staff housing complex would also be professionally managed by our Housekeeping & Maintenance Management Teams, with a twice daily overview presented to the General Manager & Director of Operations.

DESCRIPTION

The following detailed diagrams (**APPENDIX A**) are turn-key and will be rented by a professional company that is in the business of supplying staff accommodations to many diversified companies in need of temporary staff housing.

APPENDIX A

10 x 40

britco
BUILDING INNOVATION

General Specifications

Exterior Siding: Metal siding & metal fascia	Ceiling: Vinyl-clad gypsum (white)
Interior Walls: Wood paneling (New York Birch) or Vinyl-clad paneling (Norwich Pear)	Floor: EPDM (rubber) roofing
Windows: 4'-0" x 3'-0" X0 horizontal slider with insect screen & security bars	Heating/Cooling: Electric baseboard heaters (240V) and air conditioning (120V)
Exterior Doors: Solid-core door with passage set, deadbolt, check chain and steel lockbox	Lighting: Fluorescent lights, 2-bulb, surface-mounted, Exterior lights
Interior Doors: Hollow-core door, prefinished wood with passage set (if applicable)	Electrical: 120/240 volt single phase, meter & weatherhead, electrical panel, duplex wall receptacles and telephone conduits (jacks & wiring not included)
Floor: Vinyl-composite tile (commercial grade)	

800.527.4828 | www.britco.com | Vancouver: 604.888.2000 | Nanaimo: 250.722.2203 | Kelowna: 250.768.0000

10 x 52

britco
BUILDING INNOVATION

General Specifications

Exterior Siding: Metal siding & metal fascia	Ceiling: Vinyl-clad gypsum (white)
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Floor: Vinyl-composite tile (commercial grade)	

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10' x 25' WASHCAR

GENERAL SPECIFICATIONS

Roof: <ul style="list-style-type: none"> - 41 sq. FT/PM roofing - 2x8 spaced joists at 16" o.c. - R-12 Rigid Insulation - Vinyl clad gypsum wall board 	Floor: <ul style="list-style-type: none"> - 2.0mm commercial sheet vinyl "Tackm" - R-12 Rigid Insulation
Walls: <ul style="list-style-type: none"> - Prefinished metal siding - 2x4 studs at 16" o.c. - R-12 Rigid Insulation - Fiberglass Reinforced Plastic (FRP) 	Doors: <ul style="list-style-type: none"> - Exterior - aluminum clad & solid wood core, "Grimm" door - Interior - solid core wood doors
Windows: <ul style="list-style-type: none"> - 2 No. - 7'-0" x 1'-0" X0 - 1/4" insect screen & security bars 	Heating: <ul style="list-style-type: none"> - Electric Baseboard heater
	Electrical: <ul style="list-style-type: none"> - 120/240 volt single phase, meter & weather head - 100 Amp. Main Breaker - Exterior Lights - Fluorescent lights, 2-bulb

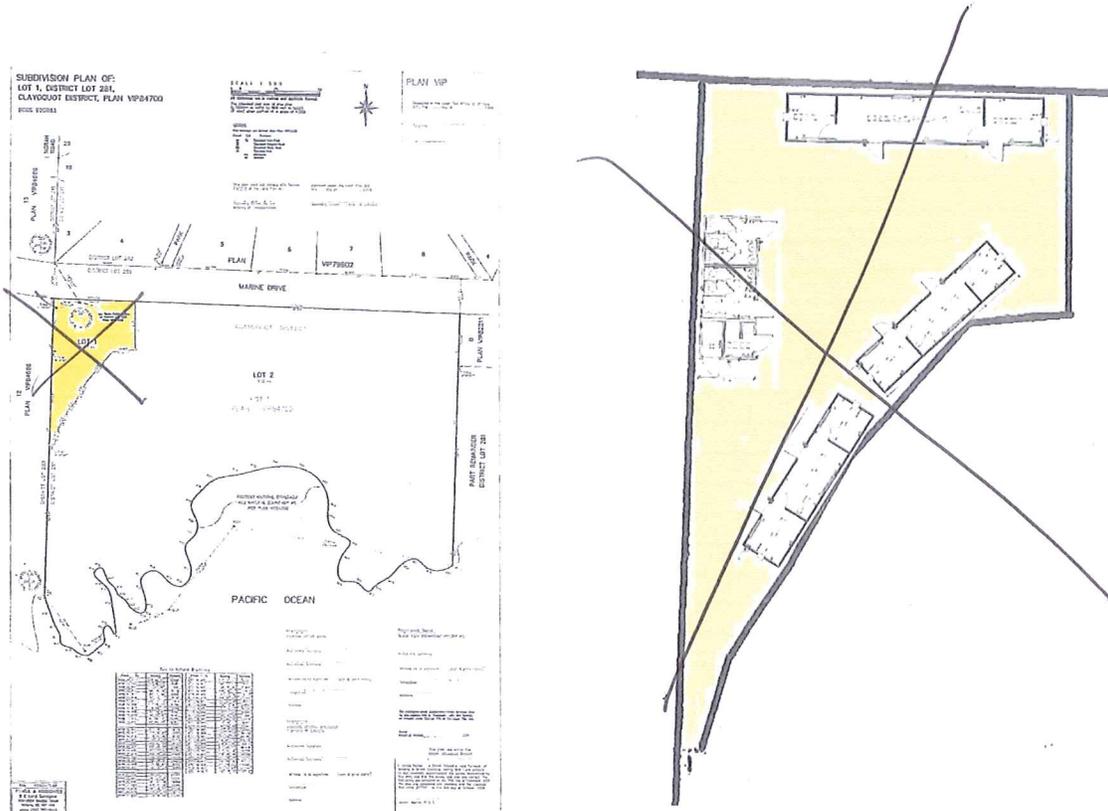
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LOCATION

The location for the temporary staff accommodations will be the adjacent staff parking lot and proposed layout is outlined in the following architectural drawing labeled (**APPENDIX B**).

APPENDIX B



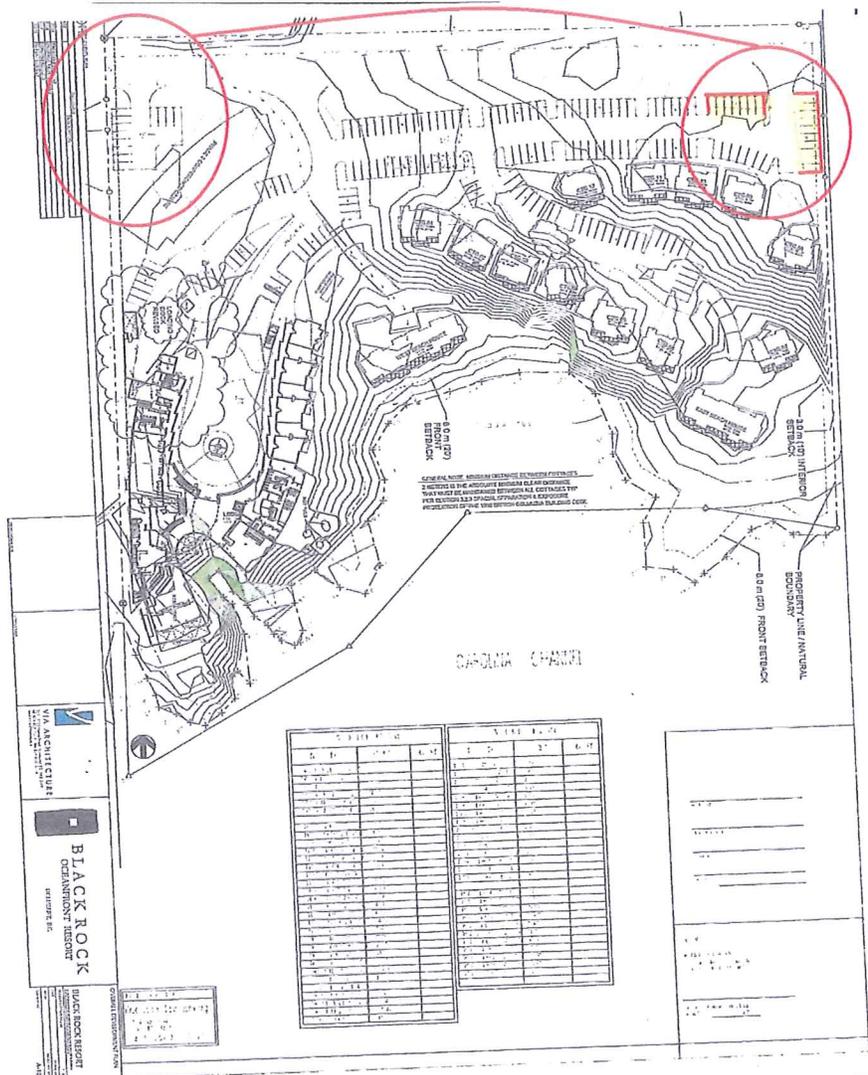
MANAGEMENT

The Temporary Staff Accommodation will be professionally managed by our Housekeeping & maintenance Management Team on 24 hours, 7 days per week schedule. The Black Rock Resort's General Manager & Director of Operations will also be keeping a close check and will monitor the site reports on a twice daily basis.

DISPLACEMENT & RELOCATION OF PARKING

We currently have, depending on our business flow, an average of 10 – 16 staff vehicles parked in this area that will be displaced. Once the trailers have been placed, set up and ready for use, we have a solution and have identified and planned for an alternate area at the south end of our parking lot that is rarely used to accommodate the staff vehicles. We have outlined the location in the following drawings labeled (**APPENDIX C**).

APPENDIX C



CURRENT STAFF PARKING LOT



LOCAL STAFF HOUSING SHORTAGE NEWS ARTICLE

'Desperate' need of housing for seasonal workers

MEGAN DOLSKI

VANCOUVER — The Globe and Mail

Published Monday, Jun. 13, 2016 10:08PM EDT

Last updated Monday, Jun. 13, 2016 10:09PM EDT

Pascale Froment left her house in Tofino last month to move with her fiancé and baby into a trailer in an empty lot she'd purchased nearby. She didn't sell her home; instead, she opened it for staff at the surf shop and school her family has owned for more than three decades.

Ms. Froment didn't really have a choice. Her workers had nowhere to live. "This year was something we had never seen before," she said. "It's been harder and harder for people to find accommodation and we got to the point that we weren't able to hire anybody."

Housing isn't a new problem in Tofino, B.C., a surfing hot spot and close-knit community of about 2,000 people on the west coast of Vancouver Island. The issue flares up every summer, when much of the district's long-term housing is listed as short-term rentals for the influx of tourists, leaving seasonal workers with nowhere affordable to stay.

"Now it's actually desperate," Ms. Froment said. She will likely be looking to hire more staff as the season peaks in July and August, but she's been getting résumés from people who are either camping or don't have a place to stay.

At a recent council meeting there was talk of easing restrictions for those who wanted to live in vehicles, making it legal for them to do so on private property. The idea was that it would help deal with seasonal shortages temporarily.

But Mayor Josie Osborne doesn't think that's the fix. "I don't think that is an acceptable way for people to live - in a unit that is designed for temporary accommodation," she said.

"Tofino council is really struggling, along with the local business community, to deal with the lack of seasonal staff accommodation."

Ms. Osborne acknowledges her community has a housing problem, but she concedes that's not going to change this summer. Instead, she's looking for long-term solutions, though she says that will require some extra help.

"We know that the federal and provincial government need to be partners in this," Ms. Osborne said. "Without that, there is no way a municipality can do this on its own."

BC Housing said it recognizes that housing is a pressing issue around the province, and is currently taking proposals from municipalities to develop affordable and social housing units. In an e-mail sent to The Globe, it encouraged Tofino to apply. It said that this year, the province has committed \$355-million to create 2,000 affordable rental housing units across the province.

"There are no magic bullets for this problem, in any community," Ms. Osborne said. "We need to work together to figure out the solutions that make the most sense and try them out."

Ms. Osborne looks to Whistler as a place that has learned by trial and error.

Faced with similar problems, the town created the Whistler Housing Authority in 1997. The agency, which has a goal of ensuring 75 per cent of the town's work force lives in Whistler, oversees development and manages an inventory of housing that only locals are permitted to own or rent. Whistler's mayor says the town has surpassed its goal but still faces housing challenges.

In Tofino, short-term rentals through Airbnb may be magnifying the problem. Ms. Osborne said units that would otherwise be used as long-term housing are being rented out for short-term rentals, which contributes to Tofino's overall lack of supply.

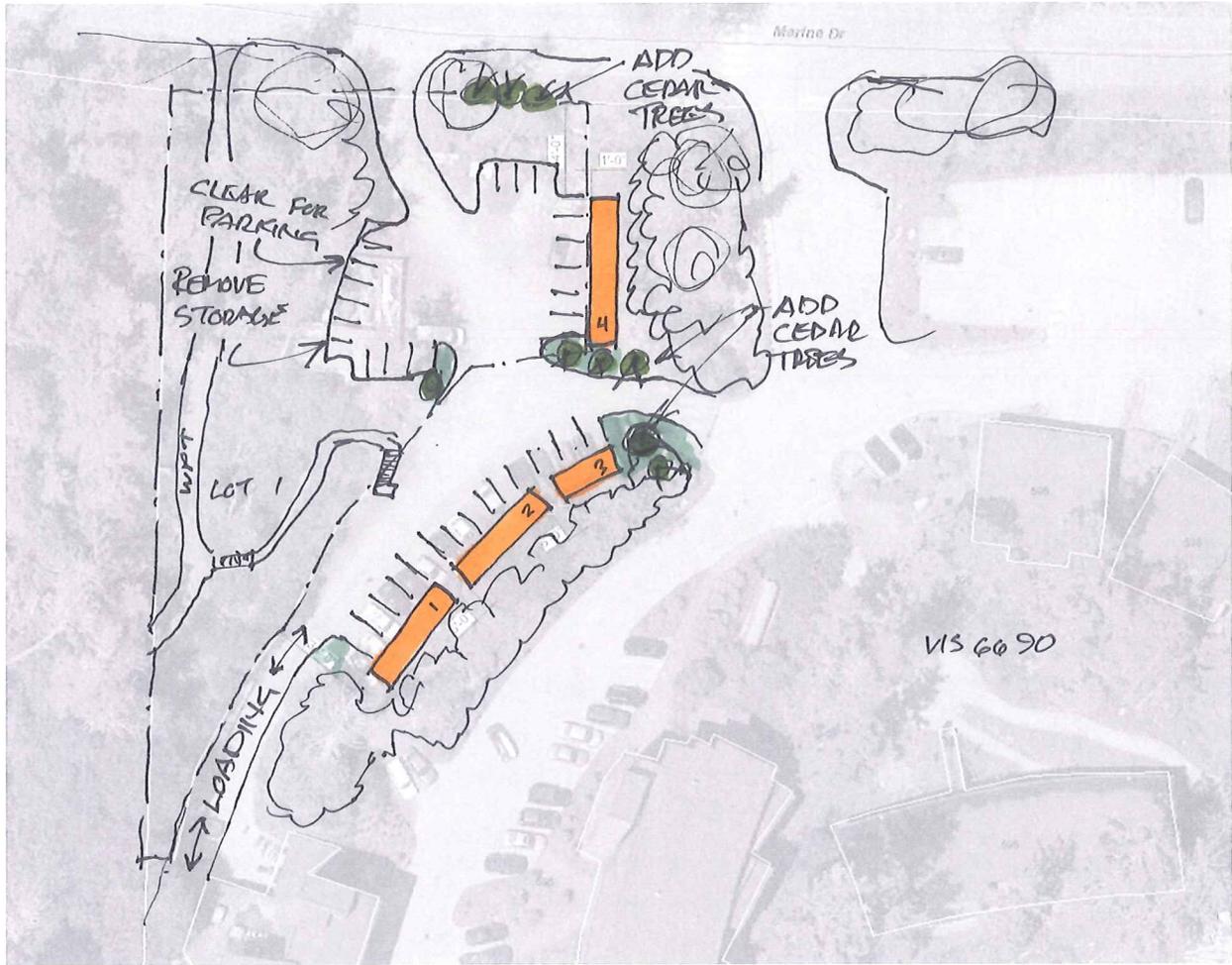
In March, Tofino hired a firm to look into online rental websites, including Airbnb, to help determine how many unlicensed rentals were operating in the district. Tofino will start fining those without a permit in 2017.

On the other hand, Ms. Osborne said Airbnb can also be a source of income that allows people to make enough money to stay in town, subsidizing the cost of living at a time when real estate prices are high.

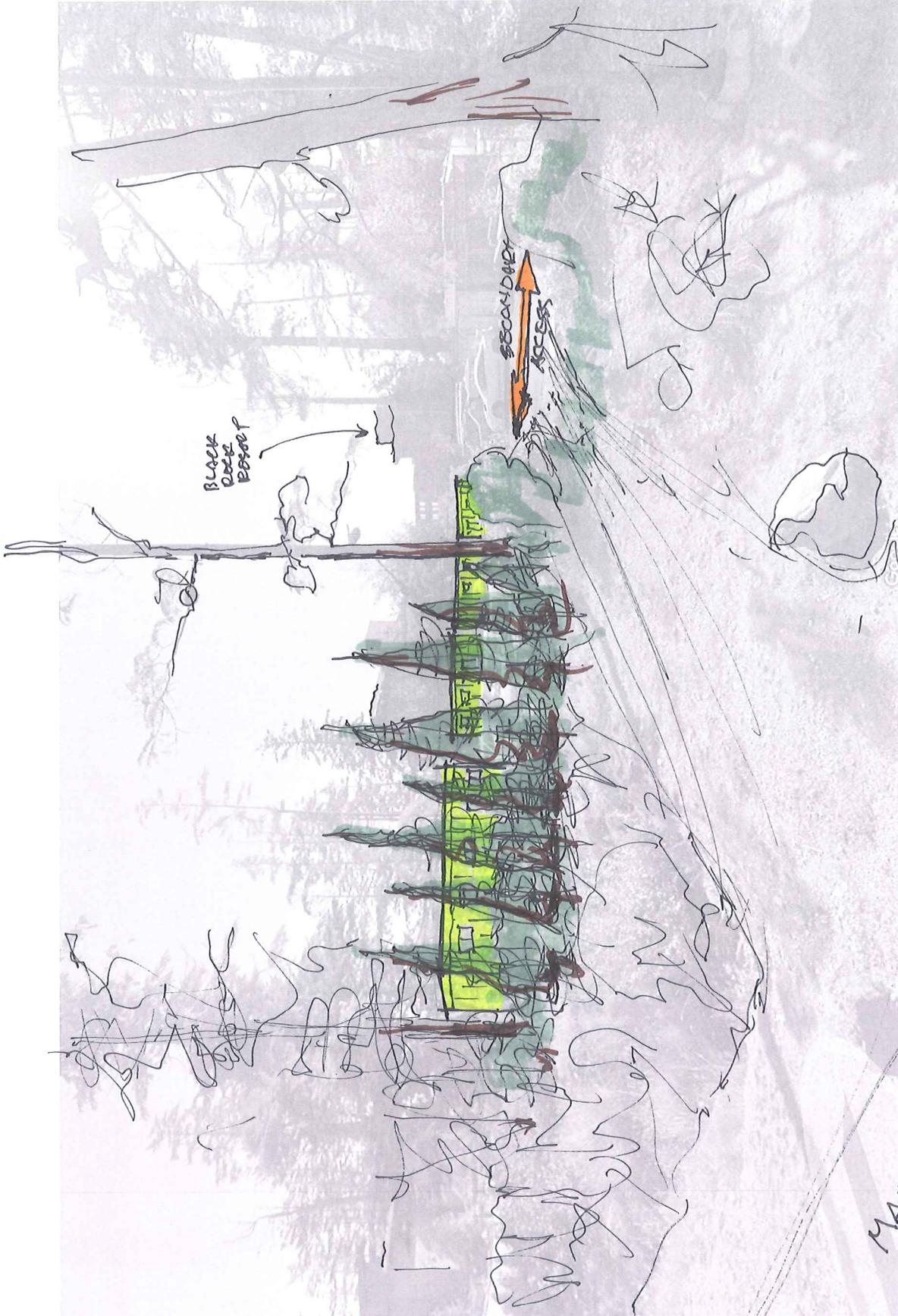
"[Tofino] desperately needs social housing, desperately needs short-term housing for the summer months and desperately needs housing for young families," said Nick Jacquet, who runs the Tofino Travellers Guesthouse. He does some of his bookings through Airbnb. His place offers budget accommodation and homemade waffles, but even then, he's had a guest recently leave to rent out a trailer to be able to afford to stay in town.

"We just need to provide," said Mr. Jacquet. "If we are going to constantly ask for more and more tourism in Tofino then we will have to provide and plan for people to come here."



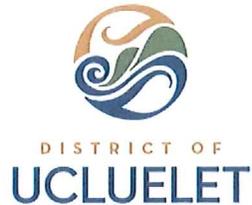


LAND SCAPE PLAN



VIEW FROM 50m NORTH OF MAIN ENTRANCE

MARQUE DRIVE



STAFF REPORT TO COUNCIL

Council Meeting: MAY 9TH, 2017

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, PLANNER 1

REF NO: RZ17-02

FILE NO: 3360-20

SUBJECT: TO AMEND ZONING BYLAW NO.1160, 2013 BY REWORDING THE EXCEPTION TO SECTION 306.2 TO ALLOW THIS EXCEPTION TO COVER MORE THAN MASTER DEVELOPMENT AGREEMENT ASSOCIATED WITH A COMPREHENSIVE DEVELOPMENT (CD) ZONE

RECOMMENDATION(S):

That Council consider approval of one of the following options:

1. **THAT** Zoning Amendment Bylaw No. 1216, 2017, have the Third Reading and Fourth and Final Reading.

OR

2. **THAT** Zoning Amendment Bylaw No. 1216, 2017 be considered and determined not to proceed further.

UPDATE:

Bylaw No.1216, 2017 was given notification as required by The Local Government Act, s. 467, for the notification required when a public hearing is waived. Planning staff have not received any comments or inquires up to the time of the writing of this report.

BACKGROUND:

During the process of reviewing Bylaw No. 1160, 2013 planning added an exception clause that exempted properties with an s.219 Covenant registered as a condition of a Master Development Agreement associated with a Comprehensive Development (CD) Zone. The purpose of this exemption is to exempt a property from the natural boundary of the ocean and the natural boundary of any other natural watercourse or source of water supply, when an s.219 covenant is in place that guides riparian and natural boundary setbacks. This was done at the request of Weyerhaeuser for the Oceanwest properties which have relevant s.219 covenants in place. Planning Staff have since noted that other subdivisions that are not part of a Master Development Agreement associated with a Comprehensive Development (CD) Zone have s.219 covenants in place that guide riparian and natural boundary setbacks. Currently staff require these properties to apply for a variance to relieve setback requirement in favour of the s.219 Covenant. The entire section of the zoning bylaw currently read as follows:

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

1 |

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

(a) 7.5 m (25 ft) on the upland side of the natural boundary of the ocean,

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

“except as expressly otherwise specified in a Zone, or a S.219 Covenant registered as a condition of a Master Development Agreement associated with a Comprehensive Development (CD) Zone.”

Staff propose to modify the exception of this section as follows:

“except as expressly otherwise specified in a Zone, or in a registered covenant under section 219 of the Land Title Act in favour of the District or the Province.”

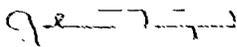
OCP:

The proposed change is consistent with the Official Community Plan.

SUMMARY:

Staff consider this change a fine tuning of Zoning Bylaw No.1160, 2013. That although there is no way for Planning Staff to review all of the s.219 covenants in place across Ucluelet, Staff have reviewed enough to be comfortable that this change should have no unforeseen effects. This change has also been reviewed by the District of Ucluelet’s legal representation. Since this change is in line with the Districts OCP, and there are no negative effects foreseen to property owners or the environment, Planning Staff are requesting to waive the Public Hearing.

Respectfully submitted:



John Towgood, Planning 1

DISTRICT OF UCLUELET**Bylaw No. 1216, 2017**

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

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

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

1. THAT the Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") be amended by deleting the annotation at the bottom of Section 306.2 of the Zoning Bylaw and replacing it with an annotation such that this section reads as follows:

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

(a) 7.5 m (25 ft) on the upland side of the *natural boundary* of the ocean,

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

except as expressly otherwise specified in a *Zone*, or in a registered covenant under section 219 of the Land Title Act in favour of the District or the Province.

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1216, 2017".

READ A FIRST TIME this 11th day of APRIL, 2017

READ A SECOND TIME this 11th day of APRIL, 2017

PUBLIC HEARING WAIVED in accordance with *Local Government Act* 464(2).

READ A THIRD TIME this 11th day of APRIL, 2017.

THIRD READING RESCINDED this 25th day of APRIL, 2017.

READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1216, 2017.”

Mayor
Dianne St. Jacques

Interim CAO
Jeanette O’Connor

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

CAO