



**REGULAR MEETING OF COUNCIL  
Tuesday, October 22, 2019 @ 2:30 PM  
George Fraser Room, Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**AGENDA**

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1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
Council would like to acknowledge the Yuułu?i?at̓ First Nations on whose traditional territories the District of Ucluelet operates.	
3. NOTICE OF VIDEO RECORDING	
Council would like to advise District of Ucluelet Staff, audience members and delegates that this Council proceeding is being video recorded and the recording will be live streamed or subsequently published on the District of Ucluelet's YouTube channel.	
4. ADDITIONS TO AGENDA	
5. APPROVAL OF AGENDA	
6. ADOPTION OF MINUTES	
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Planning Grant Program  
*Honourable Scott Fraser, MLA (Mid Island-Pacific Rim)*  
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- 11.1. BC Hydro Community Relations 2019 Annual Report - Vancouver Island-Sunshine Coast 23 - 36  
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12. COUNCIL COMMITTEE REPORTS
- 12.1 Councillor Rachelle Cole  
*Deputy Mayor October - December 2019*
- 12.2 Councillor Marilyn McEwen  
*Deputy Mayor November 2018 - March 2019*
- 12.3 Councillor Lara Kemps  
*Deputy Mayor April - June 2019*
- 12.4 Councillor Jennifer Hoar  
*Deputy Mayor July - September 2019*
- 12.5 Mayor Mayco Noël
13. REPORTS
- 13.1. Resolution Tracking - September & Mid-October 2019 37 - 41  
*Nicole Morin, Planning / Corporate Clerk*  
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- 13.2. Global Covenant of Mayors for Climate & Energy 43 - 46  
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- 13.3. Halloween Howl Road Closure & Community Invite 47 - 48  
*Abigail Fortune, Manager of Parks and Recreation*  
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14. LEGISLATION
- 14.1. Zoning Bylaw Amendment for 2100 Peninsula Road 51 - 68  
*John Towgood, Planner 1*  
[L-1 Zoning Bylaw Amendment for Cannabis Production 2100 Peninsula](#)
- 14.2. Zoning Bylaw Amendment (1557 Larch Rd.) - Adoption 69 - 72  
*Bruce Greig, Manager of Community Planning*  
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15. OTHER BUSINESS

16. QUESTION PERIOD

17. CLOSED SESSION

17.1. Procedural Motion to Move In-Camera

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

18. ADJOURNMENT



**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Tuesday, October 8, 2019 at 2:30 PM**

Present:       **Chair:**           Mayor Noël  
                  **Council:**       Councillors Cole, Hoar, Kemps, and McEwen  
                  **Staff:**           Mark Boysen, Chief Administrative Officer  
                          Joseph Rotenberg, Manager of Corporate Services  
                          Nicole Morin, Planning / Corporate Clerk  
                          Bruce Greig, Manager of Community Planning  
                          John Towgood, Planner 1  
                          Abigail Fortune, Manager of Parks and Recreation

Regrets:

**1      CALL TO ORDER**

**1.1    Mayor Noël called the meeting to order at 2:30 PM.**

**2      ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY**

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

**3      VIDEO RECORDING WARNING**

Council advised District of Ucluelet Staff, audience members and delegates that this Council proceeding is being video recorded and the recording will be live streamed or subsequently published on the District of Ucluelet's YouTube channel.

**4      ADDITIONS TO AGENDA**

**4.1    Addition to Agenda Item No. 9.2 Coastal Addendum to the Alberni Agricultural Plan**

- a. **Add “Coastal Agriculture Roundtable (CAR)” after page 28.**
- b. **Add “What Can You Do?” after page 29.**

**4.2    Addition to Agenda Item No. 13.6 West Coast Multi-Use Path**

- a. **Add Alberni-Clayoquot Regional District Request for Decision “West Coast Request Multi Use Path & Regional Parks Governance” after page 88.**

**5      APPROVAL OF AGENDA**

**5.1    October 8, 2019 Regular Agenda**

2019-001               **It was moved by Councillor McEwen and seconded by Councillor Cole**

*THAT Council approve the October 8, 2019 Regular Agenda as amended.*

CARRIED.

## 6 ADOPTION OF MINUTES

### 6.1 September 10, 2019 Regular Minutes

2019-002

**It was moved by Councillor McEwen and seconded by Councillor Kemps**  
*THAT Council approve the September 10, 2019 Regular Minutes as presented.*

CARRIED.

### 6.2 September 18, 2019 Special Minutes

2019-003

**It was moved by Councillor Kemps and seconded by Councillor McEwen**  
*THAT Council approve the September 18, 2019 Special Minutes as presented.*

CARRIED.

## 7 UNFINISHED BUSINESS

### 7.1 There was no unfinished business.

## 8 MAYOR'S ANNOUNCEMENTS

### 8.1 Mayor Noël thanked the community for attending the First Annual Soap Box Derby.

## 9 PUBLIC INPUT, DELEGATIONS & PETITIONS

### 9.1 Public Input

- Judy Gray, resident, noted that Public Hearings are the opportunity for members of the public to express concerns or support for an issue and if members of the public do not attend a public hearing, they are generally not concerned about the issue. Ms. Gray also expressed concerns with people being heard by Council on the street or on social media, as that these are not the official means of communicating with Council.
- Kerry Harwood, resident, addressed retail cannabis in Ucluelet. He poled his contacts on social media and only one person indicated that his or her family was negatively affected by cannabis use. Mr. Harwood further noted that cannabis has had a positive impact on his life but noted the need for educational materials and increased local mental health support.

## 9.2 Delegations

**John Bowman, President and CEO of North Island College (NIC), presented this report.** Mr. Bowman outlined NIC's strategic plan.

Highlights included:

- 8000 students attended NIC courses last year, which is a 2% increase in enrollment from the previous years.
- The current strategic plan expires in March 2020; the new strategic plan would apply until 2025.
- NIC plans to host a community forum in Port Alberni on November 5th to obtain community input and requested community members to participate in that forum.

Council questions and comments:

- What is NIC's relationship with School District 70? Mr. Bowman responded that an excellent relationship exists. NIC works closely with Ucluelet Secondary School through the Learning Centre and would like to see more dual credit programs offered where students can earn college credits while attending high school.
- Asked if NIC is one of the stakeholders in the Ucluelet Secondary School seismic upgrades? Mr. Boysen responded that he does not know.

**Heather Shobe, Agricultural Support Worker at the Alberni-Clayoquot Regional District, presented this delegation.** Highlights included:

- The Coastal Addendum to the Alberni Agriculture Plan is available on the ACRD website.
- Thanked District of Ucluelet for support and participation in the program to date.
- Asked for Council support via membership on the Coastal Round-table, which is currently scheduled to meet on November 13th at the Ucluelet Community Centre.

Council questions and comments:

- Would the initiative involve kelp farming or other ocean oriented farming operations? Ms. Shobe responded that the ACRD is very interested in supporting all types of agriculture. Kelp farming is already supported.
- Councillor Kemps noted that she may be a good fit for serving on the round-table as she sits on the local culinary board.

2019-004

**It was moved by Councillor Kempes and seconded by Councillor Hoar**  
*THAT Councillor Kempes represent the District of Ucluelet by participating in the*  
*ACRD Coastal Agricultural Community Roundtable.*

CARRIED.

## 10 CORRESPONDENCE

- 10.1 MOECCS Joint Letter Signatories Press Release**  
*Keely Kidner, Outreach Sustainability Coordinator, District of Squamish*
- 10.2 Request to recognize Fair Employment Week in support of Fairness for Contract Faculty**  
*Terri Van Steinburg, President, Federation of Post-Secondary Educators of BC*
- 10.3 Tourism Vancouver Island: Notice of AGM**  
*Ian MacPhee, Chair, Tourism Vancouver Island*
- 10.4 COFI Releases Plan to Secure a Strong, Competitive Forestry Future**  
*Diamond Isinger, Manger, Public Affairs, BC Council of Forest Industries*

## 11 INFORMATION ITEMS

- 11.1 Hwy 4 Kennedy Hill Safety Improvements Traffic Interruption Update**  
*Emil Anderson Construction (EAC) Inc.*

Mayor Noël expressed the importance of communication regarding closures.

- 11.2 BC Hydro Streetlight Replacement**  
*BC Hydro*

Mayor Noël noted that the District will bear the cost of the L.E.D. lighting upgrades which includes hiring a lighting specialist, upgrading District owned street lights and upgrading BC Hydro owned street lights.

Mr. Boysen noted streetlight replacement will be addressed in the upcoming budget talks.

## 12 COUNCIL COMMITTEE REPORTS

- 12.1 Councillor Rachelle Cole**

*Deputy Mayor October - December 2019*  
 Councillor Cole attended the following:

- Sep 17, Child Care Planning Open House with the Health Network
- Sep 17, Harbour Authority Meeting
- Sep 18, Special Council Meeting and Ucluelet Emergency Network Meeting
- Sep 20, Healthcare Stakeholder Meeting
- Sep 21, Soap Box Derby
- Sep 22 - 27, UBCM and noted senior's initiative will be coming soon to Ucluelet
- Sep 28, Cops for Cancer, Tour de Rock
- Sep 30, Senior's Forum and noted great attendance and dialogue
- Oct 2, Coastal Family Resource Coalition Meeting

## 12.2 Councillor Marilyn McEwen

*Deputy Mayor November 2018 - December 2019*

Councillor McEwen attended the following:

- Sep 17, Child Care Planning Open House
- Sep 18, Ribbon cutting at St. Jacques Park and park bench dedication to Pam McIntosh
- Sep 21, Vancouver Island Library Meeting in Nanaimo –adopted 2020 -2024 financial plan
- Sep 22 - 27, UCBM where she toured Vancouver's modular housing prototype
- Sep 28, Wild Pacific Trail 20th Anniversary; noted that it was sold out and a great tribute to Oyster Jim
- Sep 30, Senior's Forum

## 12.3 Councillor Lara Kemp

*Deputy Mayor April - June 2019*

Councillor Kemp noted that she attended many of the same meetings as the other Councillors and spoke about the following:

- Sep 21, Soap Box Derby
- Sep 28, Wild Pacific Trail 20th Anniversary
- Oct 7, Culinary Group where an employee exchange with other municipalities was discussed
- Oct 7, PAC meeting at Ucluelet Secondary School
- Oct 8, School Board Meeting

## 12.4 Councillor Jennifer Hoar

*Deputy Mayor July - September 2019*

Councillor Hoar noted that she attended many of the same meetings as the other Councillors and spoke about the following:

- Sep 22 - 27, UBCM, workshop on how libraries support resilient

communities and the Hydrogen 101 workshop about hydrogen fuel cell vehicles

## 12.5 Councillor Mayco Noël

## 13 REPORTS

### 13.1 Development Variance Permit for 389 Marine Drive *John Towgood, Planner 1*

Bruce Greig, Manager of Community Planning, presented the report. Highlights included:

- That this is a variance request to reduce the minimum front yard setback for a house located on a corner lot.
- The lot is on the corner of Marine Drive and Edwards Place.
- On a corner property the front line is defined as the shortest lot line facing one of the streets.
- The house is currently located outside of the setback along Marine Drive.
- After subdivision the shortest lot line will shift from Marine Drive to Edwards Place, resulting in the house falling within Edwards Drive front setback.
- The variance sought will resolve this issue. The house will not move or shift, the setback will accommodate the existing situation.

Council invited the Applicant to speak.

- The Applicant, Rebecca Hurwitz, resident, noted that she is going through this process in order to bring the property into compliance, and she does not plan to make any changes to existing home.

Council invited members of the public to speak to the variance.

- No members of the public spoke.

2019-005

**It was moved by Councillor Cole and seconded by Councillor McEwen**  
*THAT Council approve recommendation 1 of the report item, "Development Variance Permit for 389 Marine Drive" which states:*

1. *THAT Council approve Development Variance Permit DVP19-04 to reduce the minimum front yard setback required by section R-1.6.1 (1) (a) of the District of Ucluelet Zoning Bylaw No. 1160, 2013, from 7.5m (25') to 3.51m (11.5') for the existing house on Lot 1, Plan VIP17976, Section 21, Clayoquot Land District (389 Marine Drive).*

CARRIED.

### 13.2 Development Permit for Proposed Subdivision of 2066 Peninsula Rd.

***John Towgood, Planner 1***

Councillor Hoar recused herself at 3:18 PM and left Council Chambers due to a conflict of interest arising from her partner's employment at Far West Distributors Ltd.

Bruce Greig, Manager of Community Planning, presented this report.

Highlights included:

- The development permit concerns the form and character of a subdivision application, wherein the applicant is proposing to create an additional lot on 2066 Peninsula Road.
- The applicant is proposing a shared access easement for the two resulting properties. Consequently, the subdivision will not result in an additional driveway that crosses the multi-use path located on Peninsula Road.
- Building designs will be reviewed during the development permit application process which is not underway.

Council invited the Applicant to speak.

- The Applicant, Scott Johnson, noted the following:
  - The subject part of the property is used as a turn around and does not presently add value to the town.
  - The proposed subdivision and associated landscaping would have the effect of beautifying Peninsula Road and align with the Official Community Plan.

2019-006

**It was moved by Councillor McEwen and seconded by Councillor Cole THAT Council approve recommendation 1 of the report item, "Development Permit for Proposed Subdivision of 2066 Peninsula Rd." which states:**

1. *THAT Council approve Development Permit DP19-03 for the proposed subdivision of Lot E, District Lot 284, Clayoquot District, Plan42747 (2066 Peninsula Road) to create one new lot.*

CARRIED.

### 13.3 External Audit Services - Contract Award

***Donna Monteith, Chief Financial Officer***

Councillor Hoar returned to the Regular Council Meeting at 3:24 PM after Council dealt with item 13.2 "Development Permit for Proposed Subdivision of 2066 Peninsula Rd."

Mark Boysen, Chief Administrative Office, noted that Donna Monteith,

Chief Financial Officer, was not in attendance but has completed the audit procurement process.

2019-007

**It was moved by Councillor Kemps and seconded by Councillor Hoar**

*THAT Council approve recommendation 1 of the report item, "External Audit Services - Contract Award" which states:*

1. *THAT Council award a contract and appoint the accounting firm MNP, as the external financial auditors for the District of Ucluelet for period of 2019 – 2023 inclusive under 169 of the Community Charter.*

CARRIED.

### **13.4 Cheque Listing - September 2019**

***Joseph Rotenberg, Manager of Corporate Services***

### **13.5 Council Rescheduling - October 22, 2019**

***Joseph Rotenberg, Manager of Corporate Services***

2019-008

**It was moved by Councillor Cole and seconded by Councillor McEwen**

*THAT Council approve recommendation 1 of the report item, "Council Rescheduling - October 22, 2019" which states:*

1. *THAT Council reschedule the October 22, 2019 Regular Council Meeting from 4:30 PM to 2:30 PM.*

CARRIED.

### **13.6 West Coast Multi-Use Path**

***Mark Boysen, Chief Administrative Officer***

Mark Boysen, Chief Administrative Officer, presented this report.

Highlights included:

- The proposed trail links the current bike path to the federal park's multi-use path (which is currently under construction).
- The proposed trails is located on Alberni-Clayoquot Regional District (ACRD) land.
- The ACRD has completed a cost estimate.
- The ACRD is seeking a letter of support from Council to apply for funding.

Mayor Noël noted that the ACRD's financial ask is not accounted for the District of Ucluelet's Strategic Plan and the expectation is that the ACRD will secure funding for this project.

2019-009

**It was moved by Councillor Cole and seconded by Councillor McEwen**

*THAT Council approve recommendation 1 of the report item, "West Coast Multi-Use Path", which states:*

1. *THAT Council provides a letter of support to the ACRD West Coast*

*Multi-Use Path Project.*

CARRIED.

**14 LEGISLATION****14.1 Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)*****Bruce Greig, Manager of Community Planning***

Councillor Kemps recused herself and left Council Chambers at 3:29 PM due to a conflict arising from the Applicant serving on her employer's (The Ucluelet Chamber of Commerce) Board of Directors.

Bruce Greig, Manager of Planning, presented this report. Highlights included:

- Two bylaws are presented for first and second reading.
  - One regulates campgrounds in general.
  - The other relates to the subject property.
- It would be ideal for campground regulations in place before this and other properties are zoned for campground use.
- The Applicant's have offered the following:
  - 30m park dedication in front of the campground.
  - 10m protected area on either side of the stream corridor which could be used for public trail.
  - A covenant, registered along the shoreline.
  - \$10,000 for trail features and signage intended to protect the shoreline, which is in addition to the \$50,000 dollars already offered for trail development.
- The Applicant's Biologist clarified that one area, previously thought to be wetland, is not wetland.

Council questions and comments:

- Asked if the fire department had conducted a tour of the property to determine emergency access issues? Mr. Greig answered that the fire department has not visited the property recently but the subdivision review will trigger inspections including hydrant locations and a traffic study.
- Any trail that is developed will be done in partnership with the Wild Pacific Trail Society.

Councillor Hoar's comments:

- Expressed concerns about the proposed development's impact on sensitive shoreline areas and noted that parkland covenant is the best way to protect it.
- \$10,000 offered for signage and protective barriers is not

sufficient and \$25,000 is more appropriate

Proposed amendment to recommended motion 2:

- Councillor Hoar moved to amend recommendation 2 of the report item, “Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)” as follows:

2. THAT Council:

- a. indicate support for the updated proposal including an offer of a ~~\$10,000~~ **\$25,000** contribution to the District of Ucluelet for adding fencing, interpretive signs and protective barriers at trail ends to protect adjacent marine shoreline habitat;
  - b. give the District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 First and Second reading; and,
  - c. direct staff to prepare the necessary permits, covenants and agreements and present them to Council prior to Bylaw No. 1244 proceeding to a public hearing.
- Councillor Hoar's motion was not seconded.

2019-010

**It was moved by Councillor McEwen and seconded by Councillor Hoar**

*THAT Council approve recommendation 1 of the report item, “Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)” which states:*

1. *THAT District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019, be given First and Second readings and be referred for legal review.*

CARRIED.

2019-011

**It was moved by Councillor McEwen and seconded by Councillor Cole**

*THAT Council approve recommendation 2 of the report item, “Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)” which states:*

2. *THAT Council:*

- a. *indicate support for the updated proposal including an offer of a \$10,000 contribution to the District of Ucluelet for adding fencing, interpretive signs and protective barriers at trail ends to protect adjacent marine shoreline habitat;*
- b. *give the District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 First and Second reading; and,*

- c. *direct staff to prepare the necessary permits, covenants and agreements and present them to Council prior to Bylaw No. 1244 proceeding to a public hearing.*

CARRIED.

## 14.2 NOTICE OF MOTION

**Mayco Noël, Mayor**

Councillor Kemps returned to the Regular Council Meeting at 3:55 PM after Council dealt with item 14.1 "Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)."

Mayor Noël presented this Notice of Motion. Highlights included:

- A further public hearing is required to better engage the community.
- The motions would result in the all three applications being at the same point in the rezoning process.
- Asked that the public hearing to be held in the evening to maximize engagement.

2019-012 **It was moved by Councillor Cole and seconded by Councillor McEwen**  
*THAT Council reconsider the September 18, 2019, defeated motion to give 3rd reading of District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019.*  
CARRIED.

2019-013 **It was moved by Councillor Cole and seconded by Councillor McEwen**  
*THAT the District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019, be given third reading.*  
CARRIED.

2019-014 **It was moved by Councillor Cole and seconded by Councillor McEwen**  
*THAT third reading of District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019, be rescinded.*  
CARRIED.

2019-015 **It was moved by Councillor Cole and seconded by Councillor McEwen**  
*THAT District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019, be referred to a Public Hearing to gather community input on the cannabis sales application at 1786 Peninsula Road.*  
CARRIED.

2019-016 **It was moved by Councillor Cole and seconded by Councillor McEwen**  
*THAT Staff provide notice and prepare for a Cannabis Open House for the public, prior to the Public Hearing.*  
CARRIED.

## 14.3 Zoning Amendment for Cannabis Sales at 1685 Peninsula Road

**John Towgood, Planner 1**

Bruce Greig, Manager of Community Planning, presented this report. Highlights included:

- Council reviewed this application for the first time on July 9th, and made several requests, which have now been met.
- The applicant previously offered a public pedestrian and vehicle Statuary Right-of-Way (SRW) in the name of the District of Ucluelet over the south-east lane.
- In place of the SRW the applicant has now offered a five-year lease to the District of Ucluelet for public pedestrian and vehicle access along the south-east lane of the subject property.
- The Applicant has confirmed their offer to contribute \$20,000 to add a gravel path from Peninsula Road to the District owned Cedar Road Parking Lot which could be paved at the time that the lower parking lot is paved.
- The Applicant has offered to contribute \$23,500 toward frontage upgrades.

2019-017

**It was moved by Councillor Cole and seconded by Councillor McEwen**

*THAT Council approve recommendation 1 of the report item, "Zoning Amendment for Cannabis Sales at 1685 Peninsula Road" which states:*

1. *THAT District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019, be given First and Second Reading and advanced to a public hearing.*

CARRIED.

## 15 OTHER BUSINESS

**15.1 Mayor Noël noted that we should discuss brown water quality issues during budget discussions, and emphasized that we need to come up local solutions.**

## 16 QUESTION PERIOD

**16.1 There were no questions from the public.**

## 17 CLOSED SESSION

### 17.1 Procedural Motion to Move In-Camera

2019-018

**It was moved by Mayor Noël and seconded by Councillor McEwen**

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

CARRIED.

## 18 ADJOURNMENT

**18.1 Mayor Noël adjourned the meeting at 5:34 PM.**

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, October 8, 2019 at 2:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

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Mayco Noël  
Mayor

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Mark Boysen  
CAO



**Joseph Rotenberg**

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**From:** Darcey Bouvier on behalf of Info Ucluelet  
**Sent:** October 8, 2019 8:23 AM  
**To:** Joseph Rotenberg  
**Cc:** Nicole Morin  
**Subject:** Update re Ellen's request for museum funding  
**Attachments:** Letter of Support for Ellen Crowe-Swords re funding for museum.docx

-----Original Message-----

From: Barb Gudbranson <pacificrimhistory@gmail.com>  
Sent: October 4, 2019 5:51 PM  
Subject: Fwd: Update re Ellen's request for museum funding

Dear Mayor & Council Members

The Ucluelet & Area Historical Society would like to request a letter of support towards funding for establishing a museum in Ucluelet.

Early this year Ellen Crowe-Sword spoke with the Japanese Canadian Citizens Association requesting funding for our area and they have requested more letters of support. Ms. Crowe-Sword is reaching out to all the Japanese Canadian families with links to Ucluelet and we would greatly appreciate a letter of support from the District of Ucluelet.

It has long been our goal to establish a museum in Ucluelet to preserve and protect our local history be it Japanese Canadians, First Nations, pioneer families, mining, logging and fishing. I have attached the Ucluelet & Area Historical Societies letter of support for your information.

We look forward to hearing from you at your earliest convenience.

Thank you,

Barb Gudbranson  
President  
Ucluelet & Area Historical Society  
Box 397  
Ucluelet, B.C. V0R 3A0

Ucluelet and Area Historical Society  
 Box 397  
 Ucluelet B.C.  
 V0R 3A0

June 19, 2019

Dear Members of the Japanese Canadian Citizens Association,

I am writing this letter on behalf of the Ucluelet and Area Historical Society Board, to express our wholehearted support of the request by Ellen Crowe-Swords for a monetary grant towards establishing a museum in Ucluelet.

The Ucluelet and Area Historical Society was incorporated in 1988. However, the grass roots movement started in the late 1970s. One of the founders was Mary Kimoto, and she continues to be the backbone and the matriarch of our group. Since its inception the Historical Society has been gathering and archiving historical photos and artefacts which are presently stored in our spare rooms and basements, as well as in a small room in the basement of the District Office. We need a museum space to share and showcase our wonderful collection. Locals, as well as visitors from all over the world, eagerly look for details of local history. Our dedicated group has a strong vision, and fundraises with bake sales, raffles and plant sales, but present funds are inadequate to fulfill our longstanding dream of establishing a museum.

A Ucluelet museum would honour all aspects of our local history, including the pioneers, the First Nations and the Japanese Canadians. Over the past years, events such as Nikkei Nights, including the performance of the opera "Naomi's Road", have helped share the rich culture of our Japanese Canadian citizens. This spring the Pacific Rim Arts Society presented Sakura, a two-week festival celebrating Japanese art, culture and heritage on the west coast. This culminated in a heart-felt public apology by the mayor of Tofino, for a 1947 motion to exclude all Orientals from Tofino. This apology was long overdue, and speaks to the need to acknowledge past wrongs, learn from past injustices, and go forward while sharing the strengths of our diversity and our equality.

Ellen Crowe-Swords, a member of our beloved west coast Kimoto family, has been a driving force in preserving and promoting local history and culture. She brought Opera to our town, not only with "Naomi's Road", but many other Vancouver Opera "on the road" performances. She, with her aunt Mary Kimoto, devoted many hours to the Heritage BC project that resulted in the designation of Ucluelet and area sites as having historical significance for Japanese Canadian history. We greatly appreciate all her efforts, and heartily endorse her request for monies towards the establishment of a museum.

Sincerely,

*Shirley Martin*

Shirley Martin

Secretary

Ucluelet and Area Historical Society



# LEGISLATIVE ASSEMBLY

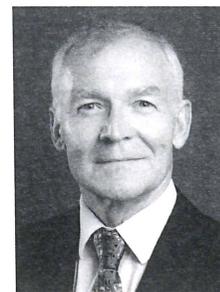
of BRITISH COLUMBIA

## BC Government Caucus

Parliament Buildings  
Victoria, BC V8V 1X4  
Phone: (250) 387-3655  
[www.gov.bc.ca](http://www.gov.bc.ca)

## Community Office

3945B Johnston Rd.  
Port Alberni, BC V9Y 5N4  
Phone: (250)720-4515  
[scott.fraser.mla@leg.bc.ca](mailto:scott.fraser.mla@leg.bc.ca)



Scott Fraser MLA  
Mid Island - Pacific Rim

Ucluelet Mayor and Council  
PO Box 999  
Ucluelet, BC V0R 3A0

October 16<sup>th</sup>, 2019

Dear Mayor and Council,

I wanted to reach out today regarding an initiative recently announced by Minister Conroy and Minister Chen regarding a second intake of both planning grants and space creation grants for Child Care.

As you may be aware our government has been working hard to implement a universal child-care plan that provides affordable, accessible and high-quality care and early learning to every child whose family wants or needs it. This includes the creation of new child-care spaces in communities across the province as part of building a Better BC.

The second intake for the Community Child Care Space Creation Program and Community Child Care Planning Grant Program is now open. The Space Creation Program is accepting applications until November 22, 2019, and the Planning Grant Program until January 31, 2020.

Local governments applying for funding through the Child Care Space Creation Program are now eligible for up to \$4 million to help them create new licensed child care spaces - \$1 million through the space creation program to build spaces from zero to Kindergarten, and \$3 million through the Childcare BC New Spaces Fund to create additional zero to Kindergarten spaces and/or license types, such as school-age spaces. In addition, through the space creation program, local governments are now eligible to purchase land in order to create child care spaces.

I would encourage you to work with the Provincial government to bring the available childcare funds to Ucluelet. Please reach out to my staff at my constituency office if you require additional information regarding this program.

Yours truly,

Scott Fraser, MLA (Mid Island-Pacific Rim)

sf:am  
BCGEU



**From:** [Joseph Rotenberg](mailto:Joseph.Rotenberg@ucluelet.ca)  
**To:** [Joseph Rotenberg](mailto:Joseph.Rotenberg@ucluelet.ca)  
**Subject:** RE: BC Hydro Community Relations 2019 Annual Report - Vancouver Island-Sunshine Coast  
**Date:** October 17, 2019 10:20:09 AM

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**From:** Darcey Bouvier <[dbouvier@ucluelet.ca](mailto:dbouvier@ucluelet.ca)> **On Behalf Of** Info Ucluelet  
**Sent:** October 15, 2019 8:41 AM  
**To:** Council <[Council@ucluelet.ca](mailto:Council@ucluelet.ca)>  
**Cc:** Mark Boysen <[mboysen@ucluelet.ca](mailto:mboysen@ucluelet.ca)>; Joseph Rotenberg <[jrotenberg@ucluelet.ca](mailto:jrotenberg@ucluelet.ca)>; Nicole Morin <[nmorin@ucluelet.ca](mailto:nmorin@ucluelet.ca)>  
**Subject:** BC Hydro Community Relations 2019 Annual Report - Vancouver Island-Sunshine Coast

**From:** Waddell, Lisa <[Lisa.Waddell@bchydro.com](mailto:Lisa.Waddell@bchydro.com)>  
**Sent:** October 11, 2019 2:07 PM  
**Subject:** BC Hydro Community Relations 2019 Annual Report - Vancouver Island-Sunshine Coast



October 11, 2019

Mayor Noel Mayco  
District of Ucluelet

Dear Mayor Mayco and Council:

Please see the attached Vancouver Island-Sunshine Coast Community Relations 2019 Annual Report.

Contact me if you have questions or require more information.

Thank you,

A handwritten signature in black ink, appearing to read "T. Olynyk".

Ted Olynyk  
Manager, Vancouver Island-Sunshine Coast  
Community Relations

Attachment

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you for your cooperation.

# Vancouver Island— Sunshine Coast Community Relations 2019 Annual Report



September 2019

Crews leave Salt Spring Island following restoration and repair work after the December 2018 storm.

## John Hart Generating Station Replacement Project highlights safety, environment and working with the community



The water intake structure and low level outlet valves on the downstream side of the John Hart Dam. The intake goes under the dam with water passing into the power tunnel for power generation or to the two low level outlet valves.

The John Hart project has been able to stay on schedule, and come in just below the \$1.093 billion budget. There are many reasons we are proud of the project, and three areas of highlight include safety, environment and working with the community.

For safety, the project exceeded 3.5 million person hours of work without a lost time accident – a tremendous achievement.

For the environment, we did not have one water quality incident and this was a big success given the domestic water supply for 35,000 people comes from the John Hart Reservoir, and the Campbell River is often referred to as the Salmon Capital of the World. There was also a successful program for finding and relocating 150 red-legged frogs.

For the community, there were positive results for the City of Campbell River's domestic water system, the enabling of the Elk Falls Suspension Bridge, and benefit agreements with First Nations.

The benefit of early community engagement included discussions between BC Hydro, BC Parks and the Campbell River Rotary Club that led to the Rotary Club's construction of the suspension bridge at Elk Falls. Available parking was a show-stopper for the bridge proposal. That ultimately led to BC Hydro, given the three-year road closure across the John Hart Dam, to build a project legacy through a permanent 80-spot parking lot that included RV and bus parking. The Elk Falls Day Use Area had annual visitors climb from about 75,000 visitors a year to about 200,000.

Our relationship with Indigenous Peoples is a high priority for us. Activities included all excess rock going to two Campbell River bands for re-purposing, joint ventures on earthworks, rock hauling and electrical work, and environmental initiatives. About 110 self-identified First Nations worked on the project – at any given time representing about 10% of the workforce.



The underground John Hart Generating Station. The generating station's capacity increased by about 10% over the old facility, using the same amount of water. It creates enough power to serve about 80,000 homes.

 **BC Hydro**  
Power smart

## Message from Chris O’Riley, President



BC Hydro is pleased to share our Community Relations annual report detailing some of our work in your region. We’re proud to serve communities and their elected representatives in all parts of the province.

We know that affordable, reliable and clean electricity is vital to British Columbia’s economic prosperity and our quality of life. BC Hydro continues to invest approximately \$3 billion per year to upgrade aging assets and build new infrastructure to ensure our system is there to support British Columbia’s growing population and economy.

At the same time, we have an important responsibility to keep electricity rates affordable for our customers. To support this goal, we worked with the Province to complete Phase 1 of the Comprehensive Review of BC Hydro and developed a new five-year rates forecast to keep electricity rates low and predictable over the long term. We’ve also continued to enhance the affordability programs we provide to our customers, and will continue to focus on making it easier for our customers to do business with us.

We’re working with the Province on Phase 2 of the Comprehensive Review to ensure that BC Hydro is well-positioned to maximize opportunities flowing from shifts taking place in the global and regional energy sectors, technological change and climate action. Phase 2 will also focus on BC Hydro’s role in implementing electrification initiatives critical to **CleanBC**, the Province’s plan to reach its 2030 climate targets through reduction of greenhouse gas emissions in transportation, buildings and industry.

Inside this report, you’ll find many examples of how we’re working with your communities. As you know, we don’t just sell electricity. We work closely with you on a daily basis to address a wide range of topics from infrastructure planning, reservoir water levels and planned outages, to new initiatives like LED streetlight conversions and readying your communities for electric vehicles by installing charging infrastructure. This report also includes some important indicators of how we’re doing in providing you with reliable power.

In the Vancouver Island–Sunshine Coast region, we completed the John Hart Generating Station Replacement Project on time and budget. We’re also providing flexibility to the electrical system that will improve reliability to the more than 3,500 customers on Gabriola and Mudge islands.

With our operations extending to every corner of the province, we’re proud to consider ourselves not just service providers, but also members of your communities. If you have any questions, please contact our Community Relations representatives in your region. We’d be pleased to help.

Sincerely,

Chris O’Riley  
President & CEO  
BC Hydro

### Quick Facts

#### PROVINCE-WIDE:

4 million customers

Electricity is delivered through a network of:

- 79,000 kilometres of transmission and distribution lines
- over 300 substations
- 1 million plus utility poles

Capital investments of approximately \$3 billion a year

#### VANCOUVER ISLAND–SUNSHINE COAST GENERATING CAPACITY:

Ash	28 MW
Clowhom	33 MW
John Hart	138 MW
Jordan River	170 MW
Ladore	47 MW
Puntledge	24 MW
Strathcona	64 MW
<b>Others:</b>	
IPPs	1067 MW

MW = megawatt

IPPs = Independent Power Producers



## Site C Update: Starting 5th Year of Construction

Site C will be a third dam and hydroelectric generating station on the Peace River in northeast B.C. Construction started over four years ago in July 2015 and the project is expected to be completed in 2024.

During the fourth year of construction, activities accelerated substantially, particularly the roller-compacted concrete placement work on the powerhouse buttress and the activities required in advance of river diversion in 2020. The project expanded into new work areas, including Highway 29 site preparation and construction, clearing the future reservoir area and transmission line construction.

The project reached several milestones in late 2018 and 2019, including:

- the roller-compacted concrete buttress for the Site C powerhouse was completed in October 2018 and powerhouse construction is well underway
- work began on the earthfill dam
- the excavation of both river diversion tunnels is nearing completion, with concrete lining work in progress
- more than 50 towers were raised along the 75-kilometre-long transmission line corridor between the Site C substation and Peace Canyon substation
- reservoir clearing commenced, as did Highway 29 realignment construction

BC Hydro also delivered on several commitments in the region this year. We continued to provide grants to support non-profit organizations in the Peace region through the Generate Opportunities (GO) Fund, advanced our \$20 million Peace Agricultural Compensation Fund and opened 50 affordable housing units in Fort St. John.

For more information on Site C, please select [sitecproject.com](http://sitecproject.com).



The Site C spillways excavation (foreground), powerhouse and main service bay, looking upstream, in July 2019.

## New BC Hydro installed fast-charging EV stations

By January 2020 there will be more than 80 BC Hydro-installed fast-charging EV stations that can charge most vehicles to 80% in 30 to 40 minutes. We began installing the stations in 2012 with support from the provincial and federal governments and in partnership with municipalities, regional districts and private businesses throughout the province.

The new network supports EV drivers travelling from the Lower Mainland to Prince George, Ucluelet to the Alberta border, and south to the U.S. border. Over 96% of BC Hydro's charging stations are located within 300 metres of a major road or highway corridor and around 80% are conveniently located within 50 metres of services, food or shopping. To learn more, please select [bchydro.com/ev](http://bchydro.com/ev). Check the website in the fall for information on home and workplace charger incentives.

There are now over 26,000 electric vehicles on the road in B.C. and BC Hydro predicts by 2030, that the number will rise to over 350,000. About 98% of the electricity we generate comes from clean and renewable resources, which means making the switch to an electric vehicle will help reduce emissions.

By the end of this year, we'll launch 6 new fast-charging stations in the Vancouver Island-Sunshine Coast region. Communities with new stations include Colwood, Madeira Park/Pender Harbour, Port Hardy, Port McNeill, Powell River and Sayward.

This builds upon an earlier phase that saw 12 new fast-charging stations installed. These included the communities of Campbell River, Colwood, Courtenay, Duncan, Nanaimo (2), Port Alberni, Qualicum Beach, Saanich, Sechelt, Sidney and Ucluelet.



A fast-charging station installed at the Tofino-Ucluelet Junction.

## Regional information

### IMPROVING ELECTRICAL RELIABILITY FOR GABRIOLA AND MUDGE ISLANDS

BC Hydro is nearing completion of a second feeder that will relieve the current loading constraint on the only feeder providing electrical service to Gabriola and Mudge islands. A feeder distributes electricity from a substation to a set of customers.

The addition of a second feeder provides redundancy and flexibility to the electrical system that will improve reliability to the more than 3,500 customers on Gabriola and Mudge islands.

In 2013, the first phase of the project was completed when the over-water crossing between Mudge Island and Gabriola Island was upgraded. Crews replaced the four pole wooden structures on both islands with a steel monopole.

Phase 2 of the project is currently underway. In spring 2019 construction began to upgrade the over-water crossing between Nanaimo and Mudge Island. This included replacing the four pole wooden structures on both sides of the crossing – Nanaimo and Mudge Island. The rebuilt crossing, and associated power line work on Mudge Island, is expected to be complete in advance of the winter peak demands, when the load on the electrical system is highest.



Mudge Island 2019 – old and new. The newly raised steel monopole in close proximity to the four pole wooden structures.

### PACIFIC RIM HIGHWAY 4 TRANSMISSION POLE REPLACEMENTS



Dylan Martini, Power Line Technician, BC Hydro, working on the Kennedy Lake project takes a moment away from line work to pose for a photo on top of a new transmission structure near Kennedy Lake.

Pacific Rim Highway 4 is the route between Port Alberni and the west coast.

In May 2018, improving safety for all highway users, the Ministry of Transportation and Infrastructure (MOTI) began an upgrade of 1.5 kilometres of highway near Kennedy Lake. Widening and realigning sections of the highway meant that BC Hydro structures needed to be moved. The majority of BC Hydro's only transmission power line serving the west coast runs parallel to Highway 4. To accommodate the project, 16 transmission poles within the 1.5 kilometre project zone needed to be removed and relocated.

BC Hydro and MOTI worked together from the initial design phase of the project onwards and were able to consider and plan for risks and construction conflicts.

The transmission pole replacements were completed in two phases and each phase required a power outage to the communities – over 4,100 customers. The pole relocation work was coordinated with the project's schedule and timed to minimize impacts of the outage to the communities.

BC Hydro's work was completed by March and MOTI anticipates project completion by summer 2020.

## THE MOST DAMAGING STORM IN BC HYDRO'S HISTORY

The December 20, 2018 storm that hit B.C.'s south coast was the most damaging storm to impact BC Hydro operations. At its peak, one third of all customers on Vancouver Island and the Gulf Islands were without power. Responding to the storm involved the single biggest mobilization of staff, contractors and resources in BC Hydro's history.

Before the winds came, it rained – a lot. More than 400 millimetres of rain fell in some areas leading up to the December 20 storm. Heavily saturated soil reduced the stability of some coniferous trees, like Douglas Firs and Hemlocks, as they have shallow roots, and made them more vulnerable.

When the rains stopped and the winds came, they came from three different directions. During the early morning, winds came from the southeast, by the late morning they were coming from the south, and by the early to mid-afternoon they were coming from the southwest. Southwest winds happen less frequently here than other wind directions and as a result can cause significantly more damage. The sustained southwest winds in the Cowichan Valley and Gulf Islands were between 70 and 100 km/hr. and lasted more than 12 hours in some places. The storm's central pressure was 982 millibars; a Category 1 hurricane typically is about 980 millibars. Otherwise healthy trees and branches rained down on BC Hydro's equipment and roads across Vancouver Island and the Gulf Islands, resulting in complete destruction of our equipment.

Regardless of a storm's size, BC Hydro reviews its response to these events to find ways we can improve. Whether it's a community event or an operational meeting with various agencies, we would like to be part of any work your community is doing to review ways that it can improve responses to the expected increase in extreme storm events. Please contact [ted.olynek@bchydro.com](mailto:ted.olynek@bchydro.com) to include us in your planning.



Damaged forest near Whiskey Creek.



Crews undertaking restoration and repair work in Nanaimo.



## Reliability performance

We recognize how important the reliable supply of electricity is to our customers. We'll continue to improve, reinforce and maintain the electrical system.

The information below provides a comparison between Fiscal 2018 and Fiscal 2019 for communities in the Vancouver Island–Sunshine Coast region. These statistics include interruptions due to planned outages.

Community	Fiscal 2018 Average customer interruption duration (hours)	Fiscal 2019 Average customer interruption duration (hours)	Fiscal 2018 Average number of interruptions per customer	Fiscal 2019 Average number of interruptions per customer
Campbell River	3.73	2.82	3.82	2.55
Courtenay	2.40	3.61	2.35	2.11
Duncan	2.66	9.43	4.93	4.58
Islands Trust	4.16	12.99	7.51	8.32
Nanaimo	1.40	7.57	1.62	1.90
Parksville	1.61	8.59	1.31	0.76
Port Alberni	2.24	3.99	1.71	2.64
Port Hardy	2.18	2.27	5.68	6.52
Powell River	3.02	3.64	2.32	2.61
Qualicum Beach	1.89	6.65	4.96	5.55
Sechelt	3.02	2.31	3.27	2.42
Victoria	2.42	3.27	0.59	0.57

## Supporting communities

### Trees and vegetation management

Our electrical system is complex and highly efficient, with over 79,000 kilometres of overhead transmission and distribution power lines throughout the province. Managing trees and plants around these lines is important for safety and service reliability.

Our vegetation management team regularly inspects trees and other tall vegetation growing under or adjacent to our overhead system to identify potential problems. Tall, diseased or dead trees can fall or grow into power lines, causing electrical outages.

Vegetation management contractors – we employ professional arborists and foresters that follow strict environmental guidelines – prune or remove trees and vegetation in areas where the lines may be impacted. What's more, when an area experiences reliability issues, we assess the local distribution lines for potential tree-related causes. Even with a proactive management program, more than half of all outages in B.C. are caused by trees. For more information, please select [bchydro.com/trees](http://bchydro.com/trees).

## Community ReGreening Program

Our Community ReGreening Program helps fund urban tree planting that’s related to visual aesthetics and environmental enhancements. We pay for seedlings, medium and large trees in cities and towns across B.C. Over the past 20 years, we’ve funded the planting of more than 300,000 trees.

We partner with local communities and Tree Canada to help make sure appropriate trees are planted around power lines, while enhancing open spaces. The program is intended for small-scale community projects and is open to local governments served by BC Hydro. All applications need to be received by January 31, to be eligible for funding within the same year. For more information, please select [bchydro.com/regreening](http://bchydro.com/regreening).

In 2018–2019, successful applications included:

Community	Project	Funding
Central Saanich	Urban park open space naturalization	\$3,000
Colwood	Colwood Creek park restoration	\$3,000
Courtenay	Ridge neighbourhood development planting	\$4,000
Esquimalt	Tree replacement – Earth Day	\$7,500
Gibsons	Gibsons street tree replacement	\$1,375
Ladysmith	Tree replacement	\$4,500
Langford	Langford parkway tree replacement	\$2,415
Nanaimo (City)	Bowen Park replanting and beautification	\$5,000
Nanaimo (Regional District)	Park restoration at Bluewater Place Community Park	\$2,700
Oak Bay	Urban forest enhancement	\$6,000
Saanich	Residence partnership planting	\$6,000
Sechelt	Adopt-a-tree planting	\$5,000



## Beautification fund – new information

BC Hydro’s Beautification Fund provides financial assistance to municipal governments for conversion of overhead service to underground facilities to enhance and improve the use of public spaces.

Select [bchydro.com/beautification](http://bchydro.com/beautification) for more information and to apply. Applications must be submitted by September 30 to be considered for the following year.

This past year, successful applicants for conversion of overhead to underground facilities included:

- Campbell River
- Sidney
- Victoria





Decorative wraps on our pad-mounted equipment in Sechelt.

## Decorative Wrap Grant Program – new information

Our Decorative Wrap Grant Program provides financial assistance to municipal governments looking to improve the visual aesthetics of a neighbourhood by installing decorative wraps on BC Hydro-owned pad-mounted equipment boxes. Eligible applicants can receive grant funding of \$350 or \$700 per unit, depending on the size of the equipment box to be wrapped.

The application closing date for each year is September 30. For more information, please select [bchydro.com/wrap](https://www.bchydro.com/wrap).

This past year, successful applicants for decorative wraps included:

- Port McNeil
- Sidney
- Sechelt

## Fish & Wildlife Compensation Program

The Fish & Wildlife Compensation Program (FWCP) is a partnership of BC Hydro, the B.C. Government, Fisheries and Oceans Canada, First Nations, and public stakeholders, to conserve and enhance fish and wildlife in watersheds impacted by BC Hydro dams.

In 2018–2019, the FWCP's Coastal Region approved 12 projects on Vancouver Island, the Sunshine Coast, and in the Campbell, Puntledge, Clowhom and Ash River watersheds. The total FWCP investment was just over \$735,000.

The projects included improving salmon spawning and rearing habitat, understanding deep-water fish species in Clowhom Lake, securing conservation land and protecting marsh habitat in the K'ómoks Estuary, managing invasive plants in the Campbell River watershed, and supporting aquaculture in the Puntledge River watershed.



Roosevelt Elk caught on a trail camera, following restoration work in the Salmon River Estuary Conservation Area near Sayward. Photo courtesy of The Nature Trust of B.C.

### Did you know?

The FWCP is funded annually by BC Hydro. The FWCP directs those funds towards priority actions across its three regions to fulfill its mission and work towards its vision of thriving fish and wildlife populations in watersheds that are functioning and sustainable.

Since 1999, the FWCP's Coastal Region has invested nearly \$36.5 million in local fish and wildlife projects. To learn more and see a list of projects in the region, please select [fwcp.ca](https://www.fwcp.ca).

## Grants-in-lieu

We pay net property tax and grant payments to local governments. The grant program is a provincial government initiative and the amounts paid are determined under the current legislation. Listed below are the grants paid to each community in the Vancouver Island–Sunshine Coast region as of June 30, 2019.

Municipality/District	School Taxes*	Grants	Other Taxes	Total Payments
Regional District of Alberni–Clayoquot	0	\$58,363.00	0	\$58,363.00
Village of Alert Bay	\$3,586.51	\$8,490.34	0	\$12,076.85
City of Campbell River	\$2,889,615.85	\$927,934.92	(0.01)	\$3,817,550.76
Capital Regional District	0	\$354,352.00	0	\$354,352.00
District of Central Saanich	\$313,571.04	\$253,083.72	\$6,262.46	\$572,917.22
City of Colwood	\$39,428.40	\$137,300.89	0	\$176,729.29
Town of Comox	\$37,540.80	\$119,726.58	0	\$157,267.38
Regional District of Comox Valley	0	\$50,026.00	0	\$50,026.00
City of Courtenay	\$195,361.50	\$415,820.46	0	\$611,181.96
Village of Cumberland	\$10,837.20	\$34,285.09	0	\$45,122.29
City of Duncan	\$8,500.80	\$60,610.85	0	\$69,111.65
Township of Esquimalt	\$174,134.40	\$270,490.15	0	\$444,624.55
Town of Gibsons	\$58,623.84	\$71,548.34	\$607.11	\$130,779.29
Village of Gold River	\$11,391.60	\$20,924.87	0	\$32,316.47
District of Highlands	\$89,113.20	\$29,378.45	0	\$118,491.65
Town of Ladysmith	\$62,767.02	\$112,758.45	0	\$175,525.47
Town of Lake Cowichan	\$26,545.20	\$37,550.22	\$240.00	\$64,335.42
City of Langford	\$201,293.40	\$357,693.23	0	\$558,986.63
District of Lantzville	\$104,511.00	\$64,073.97	\$16.00	\$168,600.97
District of Metchosin	\$56,382.48	\$57,220.42	0	\$113,602.90
City of Nanaimo	\$760,630.32	\$1,987,449.14	0	\$2,748,079.46
Municipality of North Cowichan	\$852,107.81	\$1,192,809.51	\$1,146.00	\$2,046,063.32
District of North Saanich	\$108,349.07	\$175,287.73	\$200.00	\$283,836.80
District of Oak Bay	\$35,824.80	\$135,057.30	0	\$170,882.10
City of Parksville	\$40,629.60	\$136,969.88	0	\$177,599.48
City of Port Alberni	\$182,186.33	\$696,620.59	\$67.35	\$878,874.27
Village of Port Alice	\$6,542.12	\$14,503.49	0	\$21,045.61
District of Port Hardy	\$65,983.11	\$93,626.06	0	\$159,609.17
Town of Port McNeill	\$9,688.80	\$38,772.07	0	\$48,460.87
City of Powell River	\$162,184.98	\$397,795.57	\$2,495.76	\$562,476.31
Town of Qualicum Beach	\$106,972.58	\$166,435.76	\$32.00	\$273,440.34
District of Saanich	\$1,000,005.75	\$1,881,016.11	0	\$2,881,021.86
Village of Sayward	\$2,772.00	\$3,380.47	0	\$6,152.47
District of Sechelt	\$65,704.42	\$147,447.80	\$322.73	\$213,474.95
Sechelt Indian Gov't District	\$6,204.00	\$28,735.35	0	\$34,939.35
Town of Sidney	\$22,174.13	\$125,730.82	0	\$147,904.95

\*Local governments collect school taxes which are then forwarded to the provincial government to help fund school districts.

## Grants-in-lieu continued

Municipality/District	School Taxes*	Grants	Other Taxes	Total Payments
District of Sooke	\$100,242.12	\$150,685.11	0	\$250,927.23
Regional District of Strathcona	0	\$133,404.00	0	\$133,404.00
Regional District of Sunshine Coast	0	\$68,786.00	0	\$68,786.00
Village of Tahsis	\$16,094.76	\$21,977.54	0	\$38,072.30
District of Tofino	\$9,992.40	\$46,204.42	0	\$56,196.82
District of Ucluelet	\$11,814.00	\$38,785.78	0	\$50,599.78
City of Victoria	\$680,363.28	\$1,487,797.55	\$342.11	\$2,168,502.94
Town of View Royal	\$117,144.72	\$145,371.66	0	\$262,516.38
Village of Zeballos	\$1,925.88	\$4,231.73	0	\$6,157.61

\*Local governments collect school taxes which are then forwarded to the provincial government to help fund school districts.

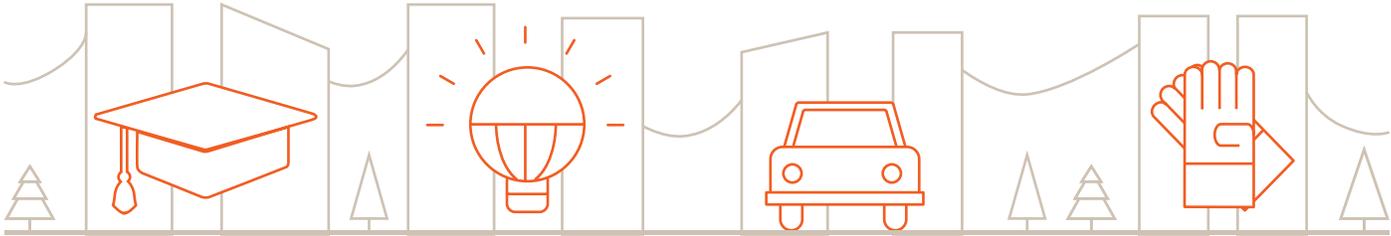
## Community grants

By providing power to the people and businesses of this province, we provide an essential and important service. We also believe in doing more than that: we offer two types of grants to support non-profit organizations and registered charities that are making a difference in their communities. This year, we supported nearly 100 community-based projects across every region of the province.

Our grants are given out in three focus areas: building the workforce of tomorrow, safety education, and developing smart energy ideas. When planning for your project, please keep in mind that our grants have set criteria and application deadlines. To learn more, please select [bchydro.com/grants](http://bchydro.com/grants).

Some of the organizations that we are supporting in the region this year include:

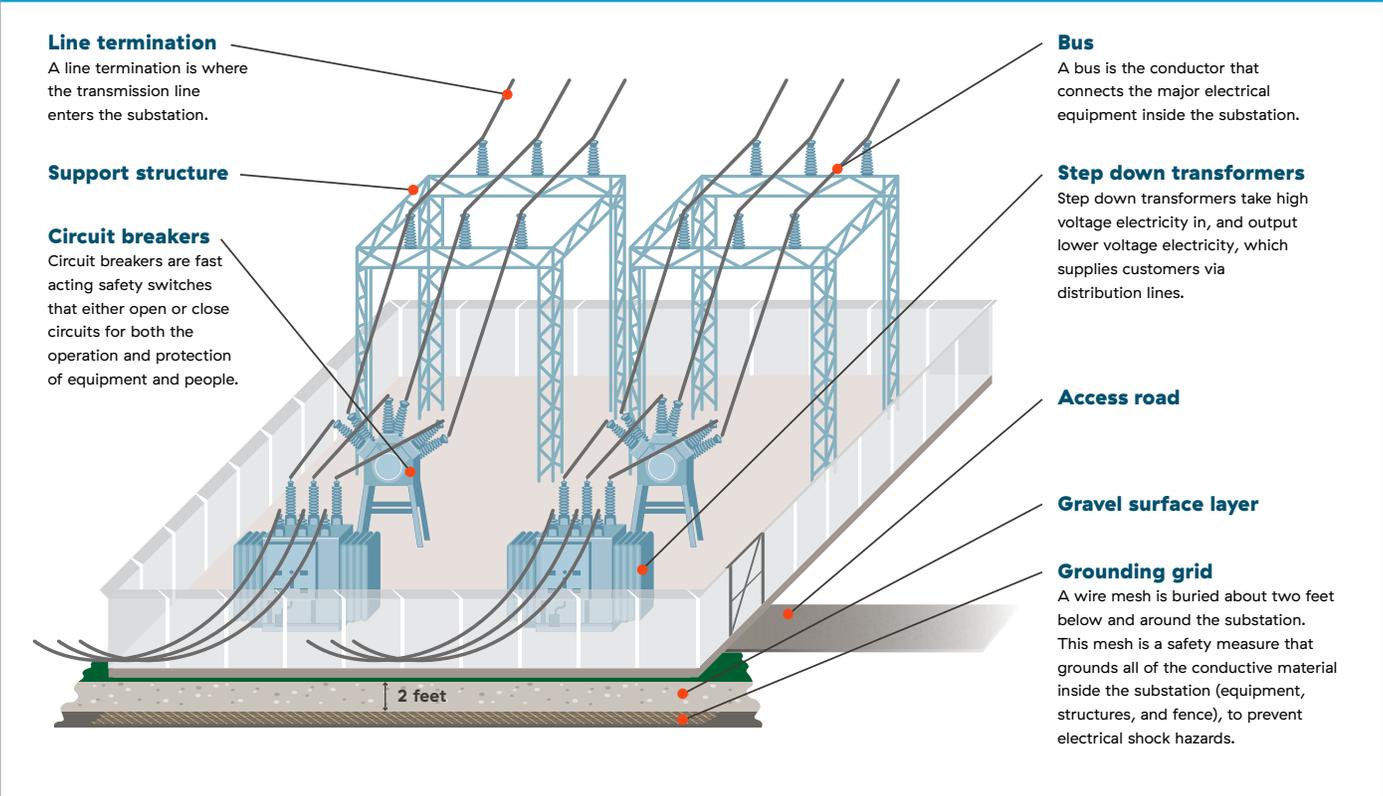
Organization	Project	Community	Grant
Quadra Emergency Program	Neighbourhood Emergency Preparedness	Quadra Island	\$1,000
North Island Emergency Preparedness	2019 Vancouver Island Regional Emergency Support Services Leadership Workshop	North Vancouver Island	\$1,000
Hornby Island Residents' and Ratepayers' Association	Community Emergency Preparedness Initiative	Hornby Island	\$1,000
James Bay Anglers Association	Family Water Safety Initiative	Greater Victoria area	\$1,000
Lighthouse County Marine Rescue Society	RCMSAR Station 59 Kids Don't Float Program Update and Expansion	Bowser, Denman and Hornby islands	\$1,000
Strathcona Regional District	Upper Island Safety Conference	Campbell River	\$1,000
Upper Island Women of Native Ancestry	The I'Kala Garden	Courtenay	\$500
Coast Rogue Arts Society	Rogue Arts Festival Workshop Series	Sunshine Coast	\$1,000
Scouts Canada – Pacific Jamboree	Pacific Jamboree 2019	Province-wide	\$1,000
Peninsula Stream Society	Lochside Garry Oak Meadow Restoration	North Saanich	\$2,000
Gibsons Marine Education Society	Microplastic Investigation Pilot Project	Gibsons	\$2,000
Municipality of North Cowichan	Youth for Community	North Cowichan	\$1,000
Courtenay and District Fish and Game Protective Association	Chum Carcass Distribution	Comox Valley	\$1,000



### Community grants continued

Organization	Project	Community	Grant
Powell River Salmon Society	Salmon Preservation Fund	Powell River	\$1,000
North Island College	NIC Bot Camp	Campbell River and Courtenay	\$5,000
Juan de Fuca Salmon Restoration Society	Sooke River Jack Brook's Hatchery	Sooke	\$10,000
Malahat Nation	Passive Construction Training	Greater Victoria	\$2,000

# What's in a substation?



Electricity is usually generated and transmitted at high voltages. As the electricity approaches communities, it enters a substation so it can be stepped down to a lower voltage, which is safer and more efficient to use in homes and businesses. This is an outdoor air-insulated distribution substation, which means the equipment is outdoors in the open air. If the location, environment, and regulations allow, we prefer to build this type of substation instead of an indoor substation because they are more economical to build.

**BC Hydro**  
Power smart

B16-016

# BC Hydro Community Relations

At BC Hydro we build strong relationships to support the unique needs and strengths of the communities we serve. Our Community Relations team does this by listening, providing information and working together with communities. We're the point of contact for local government, media, local business and community groups. Whether it's for capital projects, corporate initiatives and programs, local BC Hydro activities, significant planned outages, emergency response or unplanned power outages, we work hard to meet the needs of our stakeholders and ensure communities are kept informed.

## Vancouver Island–Sunshine Coast

If you have questions or comments for us, please contact:

<p>Ted Olynyk Manager, Community Relations Vancouver Island–Sunshine Coast 250 755 7180 <a href="mailto:ted.olynyk@bchydro.com">ted.olynyk@bchydro.com</a></p>	<p>Karla Louwers Public Affairs Officer 250 755 4713 <a href="mailto:karla.louwers@bchydro.com">karla.louwers@bchydro.com</a></p>	<p>Stephen Watson Stakeholder Engagement Advisor 250 755 4795 <a href="mailto:steve.watson@bchydro.com">steve.watson@bchydro.com</a></p>
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## BC Hydro guide for local government

Quick access to key information on [bchydro.com](http://bchydro.com)

My Hydro and Energy Savings initiatives	
<p><b>My Hydro</b> <a href="http://bchydro.com/myhydro/">bchydro.com/myhydro/</a></p>	Log in to manage your account.
<p><b>Energy Savings Programs</b> <a href="http://bchydro.com/energysavings">bchydro.com/energysavings</a></p>	Learn how you can be smart with your power. Take advantage of rebates and programs.
Projects	
<p><b>Capital Projects</b> <a href="http://bchydro.com/projects">bchydro.com/projects</a></p>	Learn more about major projects taking place in your region.
Programs	
<p><b>Beautification fund</b> <a href="http://bchydro.com/beautification">bchydro.com/beautification</a></p>	Find out more about our beautification program that provides financial assistance to municipal governments for conversion of overhead to underground facilities.
<p><b>Decorative Wrap Grant Program</b> <a href="http://bchydro.com/wraps">bchydro.com/wraps</a></p>	Learn about our program that provides financial assistance to municipal governments looking to install decorative wraps on BC Hydro pad-mounted equipment boxes.
<p><b>Community ReGreening Program</b> <a href="http://bchydro.com/regreening">bchydro.com/regreening</a></p>	The regreening program assists municipalities with urban tree planting while helping to make sure appropriate trees are planted around power lines.
Community Giving	
<p><b>Grants for community groups</b> <a href="http://bchydro.com/grants">bchydro.com/grants</a></p>	Learn about our grants for community groups and how to apply for them.
<p><b>Scholarships &amp; Endowments</b> <a href="http://bchydro.com/scholarships">bchydro.com/scholarships</a></p>	We look to build the next generation of engineers, electricians, and many other key roles who will help us deliver clean energy to our customers. Learn about our scholarships and endowments.
Electric vehicles	
<p><b>Fast charging stations</b> <a href="http://bchydro.com/ev">bchydro.com/ev</a></p>	Learn more about how clean and affordable power makes B.C. a great fit for electric vehicles.
Report an outage	
<p><b>How to report a power outage</b> <a href="http://bchydro.com/outages">bchydro.com/outages</a></p>	Check the outage map or list to see if we know your power is out. If not, call us at 1 800 BCHYDRO (1 800 224 9376) or *HYDRO (*49376) on your mobile phone to report it.
Report graffiti	
<p><b>How to report graffiti on our equipment</b> <a href="http://bchydro.com/graffiti">bchydro.com/graffiti</a></p>	We rely on the public to report graffiti on everything from our pad-mounted transformer boxes to our offices.



## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 22, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** JOSEPH ROTENBERG, ACTING MANAGER OF CORPORATE SERVICES **FILE NO:** 0550-20  
**SUBJECT:** RESOLUTION TRACKING – SEPTEMBER & MID-OCTOBER 2019 **REPORT NO:** 19- 132  
**ATTACHMENT(S):** APPENDIX A: RESOLUTION TRACKING (UP TO DATE AS OF MID-OCTOBER 2019)

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

There is no recommendation. This report is provided for information only.

### **PURPOSE:**

The purpose of this report is to provide Council with a monthly status update on resolutions that have been adopted by Council.

### **BACKGROUND:**

The resolution follow-up status categories are:

- Assigned – action has not yet commenced;
- In Progress – action has been taken by staff; and
- Complete – action has been completed.

Items will be removed from the list after actions are shown once as being completed.

### **OPTIONS REVIEW:**

1. There is no recommendation. This report is provided for information only. **(Recommended)**
2. **THAT** Council provide alternative direction to staff.

**Respectfully submitted:** Joseph Rotenberg, Manager of Corporate Services  
Mark Boysen, Chief Administrative Officer

Meeting	Date	Agenda Item #	Meeting Item Description	Resolution Text	Description	Staff Responsible	Department Responsible	Follow-Up Status
Regular Council	25-Sep-18	11.3.	Lease with Ucluelet & Area Historical Society Abigail Fortune, Director of Parks & Recreation	THAT Council approve recommendation 1 of report item, "Lease With Ucluelet & Area Historical Society", which states: THAT Council enter into a lease agreement with the Ucluelet and Area Historical Society that is similar to their original Provincial Lease #111228 – Block A District Lot 1507, Clayoquot Land District for approximately 2.4 hectares.	Meet with UAHS looking at options. UAHS to get back to Ms Fortune to confirm the direction they would like to proceed.	Abigail Fortune	Parks & Recreation	In Progress
Regular Council	25-Sep-18	11.5.	Ucluelet Economic Development Strategy Progress Report Mark Boysen, Chief Administrative Officer	THAT Council approve the use of allocated Economic Development funds to support the following projects: a. Ucluelet Economic Development Web Tools Project (\$10,000). Deadline Nov 2019.	Work with Chamber on Web Tools development project.	Mark Boysen	Corporate Services	In Progress
Regular Council	11-Dec-18	12.2.	2019 Council Meeting Schedule Marlene Lagoa, Deputy Municipal Clerk	THAT Council direct staff to update the District of Ucluelet Council Procedures Bylaw No. 1166, 2014 to reflect the new meeting schedule.	Update Council Procedures Bylaw.	Joseph Rotenberg	Corporate Services	In Progress
Regular Council	14-May-19	13.4.	Zoning Amendment, Housing Agreement & DVP (354 Forbes Road) Marlene Lagoa, Manager of Corporate Services	THAT Council, with regard to the proposal to renovate the building on Lot 17, District Lot 281, Clayoquot District, Plan VIP76147 (354 Forbes Road) and request for zoning amendments to permit commercial tourist accommodation on the property: give third reading to	Bring Bylaw No. 1248 & No. 1249 for adoption, once all subject to conditions being met	Bruce Greig	Community Planning	In Progress
Regular Council	11-Jun-19	12.4.	District Community Engagement Update Mark Boysen, Chief Administrative Officer	THAT Council approve recommendation 1 of report item, "District Community Engagement Update" which states: THAT Council request staff plan a Community Town Hall with a focus on engagement for the Fall of 2019;	Plan Community Town Hall for early November	Joseph Rotenberg	Corporate Services	In Progress
Regular Council	13-Aug-19	12.8.	Covenant Modification - 780 Odyssey Lane John Towgood, Planner 1	THAT Council approve recommendation 1 of the report item, "Covenant Modification - 780 Odyssey Lane" which states: THAT Council: approve the proposed amendment of Covenant FB154854 for the property at 780 Odyssey Lane, to modify the greenspace setback requirement as per the terms and drawings within the body of this report; and, authorize the Corporate Officer to execute the covenant modification documents for registration at the Land Title Office.	Execute covenant modification and forward to property owner.	Bruce Greig	Administration	In Progress: Waiting on documents from property owner's lawyer.
Regular Council	10-Sep-19	10.2.	Green Communities Committee Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing BC, and Garry MacIsaac, Executive Director, Union of British Columbia Municipalities	THAT Council directs Staff to communicate the District of Ucluelet's level four recognition - Achievement of Carbon Neutrality - from the Provincial-Union of British Columbia Municipalities Green Communities Committee.	Communicate level four recognition.	Mark Boysen	Administration	Complete

Meeting	Date	Agenda Item #	Meeting Item Description	Resolution Text	Description	Staff Responsible	Department Responsible	Follow-Up Status
Regular Council	10-Sep-19	12.3.	Council Meeting Webcasting Policy Joseph Rotenberg, Manager of Corporate Services	THAT Council approve recommendation 1 of the report item, "Council Meeting Webcasting Policy" which states: THAT Council adopt policy number 1-0550-1 titled Council Webcasting.	Print and mayor executes policy.	Joseph Rotenberg	Administration	Complete
Regular Council	10-Sep-19	13.1.	Fire Department Establishment Draft Bylaw - Adoption Rick Geddes, Fire Chief	THAT Council approve recommendation 1 of the legislation item, "Fire Department Establishment Draft Bylaw - Adoption" which states: THAT Council adopt the "District of Ucluelet Fire Department Establishment, and Fire and Safety Regulations Bylaw No. 1251, 2019.	Print, sign, scan, post, and update bylaw index	Joseph Rotenberg	Administration	Complete
Regular Council	10-Sep-19	5.1.	February 20, 2019 Special Minutes	THAT Council approve the February 20, 2019 Special Meeting Minutes as amended.	Print, sign, scan, post, and update minutes tracking	Joseph Rotenberg	Administration	Complete
Regular Council	10-Sep-19	5.2.	February 26, 2019 Special Minutes	THAT Council approve the February 26, 2019 Special Meeting Minutes as presented.	Print, sign, scan, post, and update minutes tracking	Joseph Rotenberg	Administration	Complete
Regular Council	10-Sep-19	5.3.	June 7, 2019 Special Minutes	THAT Council approve the June 7, 2019 Special Meeting Minutes as presented.	Print, sign, scan, post, and update minutes tracking	Joseph Rotenberg	Administration	Complete
Regular Council	10-Sep-19	5.4.	August 13, 2019 Regular Minutes	THAT Council approve the August 13, 2019 Regular Meeting Minutes as presented.	Print, sign, scan, post, and update minutes tracking	Joseph Rotenberg	Administration	In Progress
Regular Council	10-Sep-19	5.5.	February 19, 2019 Committee of the Whole Minutes	THAT Council approve the February 19, 2019 Committee of the Whole Minutes as presented.	Print, sign, scan, post, and update minutes tracking	Joseph Rotenberg	Administration	Complete
Regular Council	10-Sep-19	9.5.	Climate Change Disaster Assistance for Commercial Fishery Participants Tony Roberts Jr, President, Native Brotherhood of BC and Joy Thorkelson, President, UFAWU-UNIFOR	THAT Council directs Staff to send a letter of support for climate disaster assistance for commercial fishery participants.	Send letter of support.	Joseph Rotenberg	Administration	In Progress
Regular Council	10-Sep-19	9.6.	Joint Local Government Submission regarding Provincial Plastics Action Plan Karen Elliott, Mayor of Squamish and Josie Osborne, Mayor of Tofino	THAT the District of Ucluelet Council supports and wishes to join the submission from the District of Squamish and Tofino in response to the Ministry of Environment and Climate Change Strategy's proposed amendment to the Recycling Regulation of the Environmental Management Act.	Send letter of support	Joseph Rotenberg	Administration	Complete
Regular Council	10-Sep-19	9.7.	Coastal Agricultural to the Alberni Agriculture Plan, Implementation Project Heather Shobe, ACRD Agricultural Support Worker	THAT Council directs Staff to distribute the Coastal Agriculture Opportunity for Funding poster through Ukee Mail.	Forward the poster via ukee mail	Nicole Morin	Administration	Complete
Regular Council	10-Sep-19	9.8.	Imperial Lane Traffic Issues Marg Vedova, Resident	THAT Council direct Public Works staff to investigate options for painting or otherwise bringing attention to the water control bump on Imperial Lane.	Investigate options for painting road bump.	Warren Cannon	Public Works	Complete
Regular Council	10-Sep-19	9.8.	Imperial Lane Traffic Issues Marg Vedova, Resident	THAT Council directs Staff to send letters to Marg Vedova and David McIntosh regarding the action plan for addressing their concerns related to traffic flow on Imperial Lane.	Write letter to Marg Vedova and David McIntosh Re: action plan for village green and in particular imperial lane.	Warren Cannon	Public Works	Complete
Special Council	18-Sep-19	12.2.	Bylaw No. 1254, 2019, Zoning Amendment for Cannabis Sales at 1786 Peninsula Rd. - 3rd Reading Bruce Greig, Manager of Community Planning	THAT Council approve recommendation 1 of the report item, "Bylaw No. 1254, 2019, Zoning Amendment for Cannabis Sales at 1786 Peninsula Rd. - 3rd Reading" which states:  THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1254, 2019" be given third reading.	Update bylaw index.	Joseph Rotenberg	Administration	Complete

Meeting	Date	Agenda Item #	Meeting Item Description	Resolution Text	Description	Staff Responsible	Department Responsible	Follow-Up Status
Special Council	18-Sep-19	12.4.	Bylaw No. 1255, 2019, Zoning Amendment for Cannabis Sales at 1972 Peninsula Rd. - 3rd Reading Bruce Greig, Manager of Community Planning	THAT Council approve recommendation 1 of the report item, "Bylaw No. 1255, 2019, Zoning Amendment for Cannabis Sales at 1972 Peninsula Rd. - 3rd Reading" which states: THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1255, 2019" be referred to a second public hearing, subject to the applicant providing the public hearing and notification fees.	Conduct public hearing and bring back for third reading.	Bruce Greig	Planning	In Progress
Special Council	18-Sep-19	12.6.	Bylaw No. 1253, 2019 - Zoning Amendment for 1557 Larch Road - 3rd Reading Joseph Rotenberg, Manager of Corporate Services	THAT Council approve recommendation 1 of the report item, "Bylaw No. 1253, 2019 - Zoning Amendment for 1557 Larch Road - 3rd Reading" which states: THAT the "District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019" be given third reading.	Bring Bylaw No. 1253 for adoption, once all conditions are met.	Bruce Greig	Planning	Complete
Special Council	18-Sep-19	6.1.	September 9, 2019 Public Hearing Minutes	THAT Council approve the September 9, 2019 Public Hearing Minutes as amended.	Print, sign, scan, post, and update minutes tracking.	Nicole Morin	Administration	In Progress
Special Council	18-Sep-19	6.2.	September 10, 2019 Public Hearing Minutes	THAT Council approve the September 10, 2019 Public Meeting Minutes as presented.	Print, sign, scan, post, and update minutes tracking.	Nicole Morin	Administration	In Progress
Regular Council	08-Oct-19	6.1	September 10, 2019 Regular Minutes	THAT Council approve the September 10, 2019 Regular Minutes as presented.	Print, sign, scan, post, and update minutes tracking	Nicole Morin	Administration	In Progress
Regular Council	08-Oct-19	6.2	September 10, 2019 Regular Minutes	THAT Council approve the September 18, 2019 Regular Minutes as presented.	Print, sign, scan, post, and update minutes tracking	Nicole Morin	Administration	In Progress
Regular Council	08-Oct-19	13.5	Council Rescheduling - October 22, 2019	THAT Council reschedule the October 22, 2019 Regular Council Meeting from 4:30 PM to 2:30 PM.	Staff to prepare notice to reschedule the meeting and post appropriately	Nicole Morin	Administration	Complete
Regular Council	08-Oct-19	13.6	West Coast Multit Use Path	THAT Council provides a letter of support to the ACRD West Coast Multi-Use Path Project.	Staff to prepare a letter of support	Nicole Morin	Administration	Complete
Regular Council	08-Oct-19	14.1	Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)	THAT Council approve recommendation 2 of the report item, "Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)" which states: 2. THAT Council: a. indicate support for the updated proposal including an offer of a \$10,000 contribution to the District of Ucluelet for adding fencing, interpretive signs and protective barriers at trail ends to protect adjacent marine shoreline habitat; b. give the District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 First and Second reading; and, c. direct staff to prepare the necessary permits, covenants and agreements and present them to Council prior to Bylaw No. 1244 proceeding to a public hearing.	Staff to prepare the necessary permits, covenants and agreements and present them to Council prior to Bylaw No. 1244 proceeding to a public hearing.	Bruce Greig	Planning	In Progress
Regular Council	08-Oct-19	14.1	Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)	THAT Council approve recommendation 1 of the report item, "Proposed Rezoning, Subdivision, and Development Permits for 221 Minato Road (Lot B, District Lot 286, Clayoquot District, Plan VIP79908)" which states: THAT District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019, be given First and Second readings and be referred for legal review.	Staff to refer the item for legal review.	Bruce Greig	Planning	Complete
Regular Council	08-Oct-19	14.2	NOTICE OF MOTION	THAT Staff provide notice and prepare for a Cannabis Open House for the public, prior to the Public Hearing.	Staff to provide notice and prepare for Cannabis Public Hearing.	Joseph Rotenberg	Administration	Assigned

Meeting	Date	Agenda Item #	Meeting Item Description	Resolution Text	Description	Staff Responsible	Department Responsible	Follow-Up Status
Regular Council	08-Oct-19	14.3	Zoning Amendment for Cannabis Sales at 1685 Peninsula Road	THAT Council approve recommendation 1 of the report item, "Zoning Amendment for Cannabis Sales at 1685 Peninsula Road" which states: THAT District of Ucluelet Zoning Amendment Bylaw No. 1257, 2019, be given First and Second Reading and advanced to a public hearing.	Staff to provide notice and prepare for Public Hearing.	Joseph Rotenberg	Administration	Assigned





## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 22, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** MARK BOYSEN, CHIEF ADMINISTRATIVE OFFICER

**FILE NO:** 0550-20

**SUBJECT:** GLOBAL COVENANT OF MAYORS FOR CLIMATE & ENERGY

**REPORT NO:** 19-136

**ATTACHMENTS:** APPENDIX A: Global Covenant of Mayors for Climate & Energy Commitment

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

1. **THAT** Council commit to the Global Covenant of Mayors for Climate & Energy (GCoM), joining thousands of other cities and local governments around the world currently engaged in climate leadership.

### **PURPOSE:**

The purpose of this report is to request Council's support to commit to the Global Covenant of Mayors for Climate & Energy (GCoM) as part of the District's involvement in the Showcase Cities Pilot Project.

### **BACKGROUND:**

The District of Ucluelet has been selected to participate in the GCoM Showcase Cities Pilot Project. The Global Covenant of Mayors Canada is a collaboration between the Federation of Canadian Municipalities, ICLEI Canada, the Global Covenant of Mayors Secretariat and the International Urban Cooperation Project supported by funding from the European Union. The initiative combines two leading domestic climate programs, the Partners for Climate Protection (PCP) program and Building Adaptive and Resilient Communities (BARC), with the leading global climate program.

The District of Ucluelet is already an active member of both the PCP and BARC programs. The new three-year commitment (Appendix A) will pledge the following:

- A community-scale GHG emission inventory, following the recommended guidance;
- An assessment of climate risks and vulnerabilities;
- Ambitious, measurable and time-bound target(s) to reduce/avoid GHG emissions;
- Ambitious climate change adaptation vision and goals, based on quantified scientific evidence when possible, to increase local resilience to climate change;
- An ambitious and just goal to improve access to secure, sustainable and affordable energy; and
- A formally adopted plan(s) addressing climate change mitigation / low emission development, climate resilience and adaptation, and access to sustainable energy.

The District has either completed or made substantial progress towards completing these commitments in its 2019 work. Participating in this Showcase Cities Pilot Project includes the following:

- Tailored workshops for municipal Staff on themes including GHG inventories, risk and vulnerability assessments and climate change adaptation and mitigation planning;
- One-on-one support for municipal Staff working through local climate planning processes;
- Assistance with reporting to the GCoM, Partners for Climate Protection (PCP) program and Building Adaptive and Resilient Communities (BARC) program;
- Access to exclusive networking opportunities and showcasing of municipal actions nationally and internationally; and
- Free of cost for Canadian municipalities.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

Staff time is required for monthly online meetings and one conference. All travel or additional costs are covered through the program.

**OPTIONS REVIEW:**

1. **THAT** Council commit to the Global Covenant of Mayors for Climate & Energy (GCoM), joining thousands of other cities and local governments around the world currently engaged in climate leadership.

**Respectfully submitted:**

Mark Boysen, Chief Administrative Officer



**Global Covenant of Mayors for Climate & Energy**  
**Commitment of**  
**The District of Ucluelet**  
**British Columbia, Canada**



I, **Mayco Noël, Mayor of Ucluelet** commit to the Global Covenant of Mayors for Climate & Energy (GCoM), joining thousands of other cities and local governments around the world currently engaged in climate leadership.

GCoM envisions a world where committed mayors and local governments – in alliance with partners – accelerate ambitious, measurable climate and energy initiatives that lead to an inclusive, just, low-emission and climate resilient future, helping to meet and exceed the Paris Agreement objectives.

Whatever the size or location, the mayors and local leaders committed to GCoM stand ready to take concrete measures with long-term impact to tackle the interconnected challenges of climate change mitigation and adaptation, as well as access to sustainable energy.

To implement this vision, we pledge to implement policies and undertake measures to (i) reduce / avoid<sup>i</sup> greenhouse gas (GHG) emissions, (ii) prepare for the impacts of climate change, (iii) increase access to sustainable energy, and (iv) track progress toward these objectives.

Specifically, within three years of this commitment<sup>ii</sup>, we pledge to develop, adopt<sup>iii</sup>, use and regularly report on the following:

- A community-scale GHG emission inventory, following the recommended guidance;
- An assessment of climate risks and vulnerabilities;
- Ambitious, measurable and time-bound target(s) to reduce/avoid GHG emissions;
- Ambitious climate change adaptation vision and goals, based on quantified scientific evidence when possible, to increase local resilience to climate change;
- An ambitious and just goal to improve access to secure, sustainable and affordable energy; and
- A formally adopted plan(s) addressing climate change mitigation / low emission development, climate resilience and adaptation, and access to sustainable energy.

The targets and action plans for mitigation / low emission development must be quantified and consistent with or exceed relevant national unconditional<sup>iv</sup> commitments defined through the UNFCCC (Intended) Nationally Determined Contribution (NDC). The targets and action plans should be in line with National Adaptation Plans, where these exist; and should be consistent with the

principles around energy access and urban sustainability embodied in the Sustainable Development Goals (SDGs).

We will explore the allocation of adequate staff resources and institutional arrangements. This includes governance processes, municipal structures and budget allocations to deliver on this commitment and secure continuity.

We acknowledge that there may be additional regional- or country-specific commitments or requirements that we commit to follow, and that may be agreed through our city networks or through our direct engagement with local partners of GCoM.

The **District of Ucluelet** acknowledges that continued engagement in GCoM and associated Regional or National Covenants, as established, is contingent on complying with the above requirements within established timeframes.

**District of Ucluelet, 200 Main Street, Ucluelet, BC, Canada**

[www.ucluelet.ca](http://www.ucluelet.ca)

**1,717** Inhabitants, **6.8** sq. kilometres

**Mayco Noël**  
**Mayor of Ucluelet**

**Mark Boysen**  
**Chief Administrative Officer**

Mandated by the **District of Ucluelet Council** on October 22, 2019.

<sup>i</sup> “Avoid emission” via low emission development

<sup>ii</sup> Flexibility is allowed to suit differentiated local circumstances and needs.

<sup>iii</sup> According to the city and local government’s procedures

<sup>iv</sup> Many countries have submitted two sets of NDC targets: unconditional targets, to be implemented without any explicit external support; and conditional targets. The latter are more ambitious than unconditional targets and require external support for their fulfilment. The cities and local governments committing to the GCoM are required to commit at least to the equivalent of their country’s unconditional targets, but are encouraged to be more ambitious where possible.



## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 22, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** ABIGAIL FORTUNE, MANAGER OF PARKS & RECREATION      **FILE NO:** 8100-20 HALLOWEEN HOWL  
**SUBJECT:** HALLOWEEN HOWL ROAD CLOSURE & COMMUNITY INVITE      **REPORT NO:** 19-134  
**ATTACHMENTS:** NONE

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

1. **THAT** Council authorizes the following road closures to occur on Thursday, October 31, 2019:
  - a. Matterson Road from 8:30 PM – 9:30 PM from Victoria Road to Marine Drive; and
  - b. Marine Drive from 7:00 PM – 9:00 PM from Matterson Drive to Rainforest Drive.
2. **THAT** Council attend the Halloween Howl Festivities and invite the community to join them.

### **PURPOSE:**

The purpose of this report is to obtain Council's authorization to close sections of Matterson Drive and Marine Drive for the Halloween Howl festivities on Thursday, October 31, 2019 and to encourage the community to attend.

### **BACKGROUND:**

The Parks and Recreation department are hosting the annual Halloween Howl Festivities at Big Beach on Thursday, October 31, 2019.

Fireworks and a bonfire will be on display. Fireworks will be deployed by a certified Fireworks Technician and the bonfire will be supervised by members of the Ucluelet Volunteer Fire Brigade.

The recommended road closures are intended to support the safe execution of the bonfire and fireworks. Ucluelet Parks and Recreation Staff will post information related to road closures in appropriate media outlets and notify emergency services.

### **TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

The Halloween Howl Festivities are a regular part of the Special Events programming offered by the Parks and Recreation Department. The Ucluelet Volunteer Fire Brigade provides support by carrying out and supervising the bonfire.

### **FINANCIAL IMPACTS:**

This special event is included in the Five-Year Financial Plan 2019 – 2023.

**OPTIONS REVIEW:**

1. **THAT** Council authorizes the following road closures to occur on Thursday, October 31, 2019:
  - a. Matterson Road from 8:30 PM – 9:30 PM from Victoria Road to Marine Drive; and
  - b. Marine Drive from 7:00 PM – 9:00 PM from Matterson Drive to Rainforest Drive.
2. **THAT** Council attend the Halloween Howl Festivities and invite the community to join them.
3. **THAT** Council provide alternative direction to Staff.

**Respectfully submitted:** Abigail Fortune, Manager of Parks & Recreation  
Mark Boysen, Chief Administrative Officer



## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 22, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** ABIGAIL FORTUNE, MANAGER OF PARKS & RECREATION

**FILE NO:** 8100-20

**SUBJECT:** REMEMBRANCE DAY ROAD CLOSURE

**REPORT NO:** 19-135

**ATTACHMENTS:** APPENDIX A: CLOSURE MAP

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

1. **THAT** Council supports the closure of Peninsula Road in front of the Army Navy & Air Force Veterans Club cenotaph at 1708 Peninsular Road on Monday, November 11, 2019, from 10:30 – 11:30 AM.
2. **THAT** Council direct Staff to follow-up with the Ministry of Transportation to obtain authorization for the road closure.

### **PURPOSE:**

The purpose of this report is to obtain Council's support to close a section of Peninsula Road on Monday, November 11, 2019 for the Remembrance Day ceremony.

### **BACKGROUND:**

The Ucluelet Army, Navy, Airforce (ANAF) have requested a road closure for the Remembrance Day ceremony. ANAF volunteers and supporting organizations plan to meet at the Ucluelet Secondary School parking lot to marshal at 10:45 AM. They will then parade along the sidewalk on Peninsula Road to the cenotaph at 1708 Peninsular Road for the Remembrance Day ceremony.

The recommended road closure is intended to address pedestrian safety concerns related to the Remembrance Day ceremony. Ucluelet Parks and Recreation Staff and ANAF volunteers will post information related to the closure in appropriate media outlets and notify emergency services.

### **TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

Minimal Staff time will be required to install and remove traffic barricades on the day of the event.

### **OPTIONS REVIEW:**

1. **THAT** Council supports the closure of Peninsula Road in front of the Army Navy & Air Force Veterans Club cenotaph at 1708 Peninsular Road on Monday, November 11, 2019, from 10:30 – 11:30 AM.
2. **THAT** Council direct Staff to follow-up with the Ministry of Transportation to obtain authorization for the road closure.
3. **THAT** Council provide alternative direction to Staff.

**Respectfully submitted:** Abigail Fortune, Manager of Parks & Recreation  
Mark Boysen, Chief Administrative Officer



 Detour  
 Barricade

local traffic only



## STAFF REPORT TO COUNCIL

Council Meeting: October 22, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE NO:** 3360-20-RZ19-04

**SUBJECT:** ZONING BYLAW AMENDMENT FOR 2100 PENINSULA ROAD

**REPORT NO:** 19- 138

**ATTACHMENT(S):** APPENDIX A – APPLICATION  
APPENDIX B – ZONING AMENDMENT BYLAW NO. 1258, 2019

### RECOMMENDATION:

1. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019, be given first and second reading and advanced to a public hearing.

### PURPOSE:

To provide Council with information on an application to amend Zoning Bylaw No. 1160, 2013, for Lot B, District Lot 284, Clayoquot Land District, Plan VIP85941, (2100 Peninsula Road - the "Subject Property") to allow *Cannabis Production* as a principal permitted use.

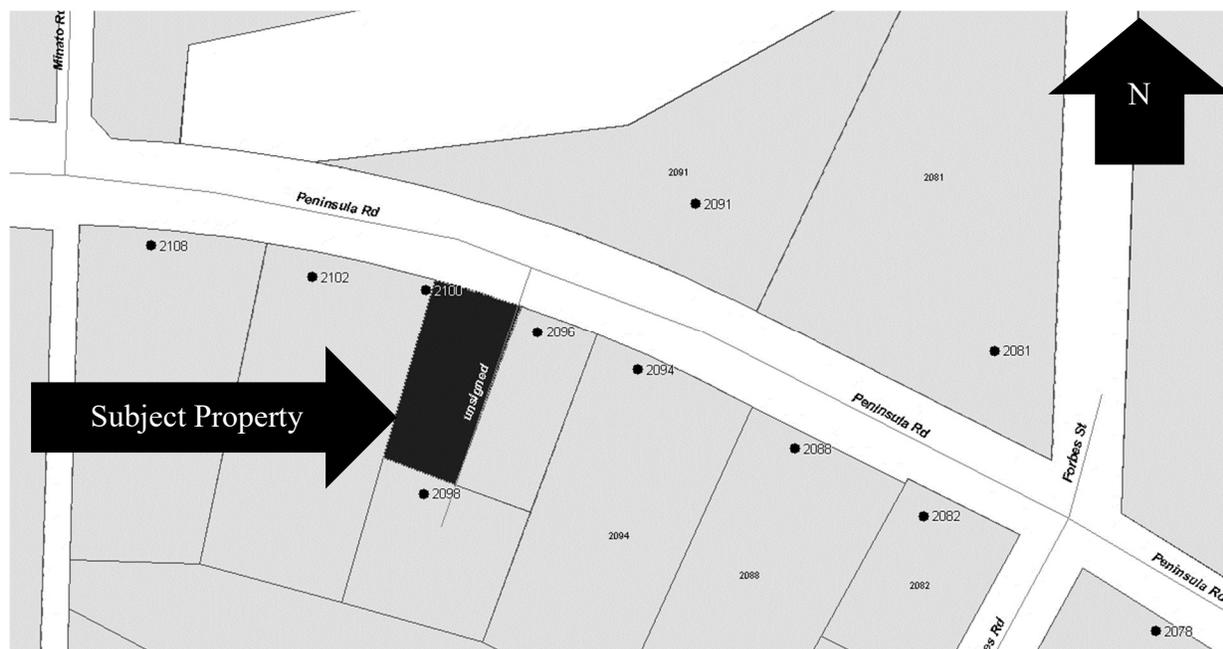


Figure 1 – Subject Property

**BACKGROUND:**

This application submitted by Nolan Kreuger for the property at 2100 Peninsula Road is for a zoning amendment to allow *Cannabis Production* as a permitted use, to enable development of a proposed micro-cultivation and micro-processing facility.

**Federal Legislation**

On October 17, 2018, the Government of Canada gave royal assent to the *Cannabis Act*, which provides the framework for legal access to cannabis and regulates its production, distribution and sale (<https://laws-lois.justice.gc.ca/eng/acts/C-24.5/>).

Health Canada is responsible for the licensing and oversight framework for legal production of cannabis. Under this framework, a person is required to obtain a licence from Health Canada to conduct various cannabis related activities. Health Canada has established 8 different license classes (Figure 2).

License Type	Activities Permitted	Size/Amount
Standard Cultivation	Produce dried, fresh plants, seeds	>200m <sup>2</sup> Canopy Space
Micro-Cultivation	Produce dried, fresh plants, seeds	<200m <sup>2</sup> Canopy Space
Nursery	Produce starting materials (plants and seeds)	<50m <sup>2</sup>
Standard Processing	Manufacture cannabis products (dried flowers and cannabis oils), sell wholesale to Provincial distributor	>600 kg/year dried cannabis
Micro-Processing	Manufacture cannabis products (dried flowers and cannabis oils), sell wholesale to Provincial distributor	<600 kg/year dried cannabis
Sale for Medical Purposes	Sell cannabis directly to registered clients	N/A
Analytical Testing	Testing	N/A
Research	Conduct research and development	N/A

Figure 2 - Health Canada license classes.

The growing of cannabis (cultivation) is considered a separate activity from the refinement of cannabis into usable products (processing).

Health Canada also distinguishes between the scale of operations. Licenses are available for micro (small-scale) cultivation and processing as well as standard (large-scale) cultivation and processing. For cultivation, the difference in scale is determined through "canopy space", meaning the total area within a facility that is devoted to cultivation of cannabis plants. If plants are stacked on top of each other, vertical height is accounted for as part of the total canopy space. For processing, the difference in scale is measured as a weight equivalent.

It is noteworthy that only those with cannabis processing licenses (micro or standard) are permitted to sell their product to the Provincial distributor, meaning that cultivators must sell their cannabis to a licensed processor or obtain a processing license.

Different licenses are available for growing starter materials (nursery), and for analytical testing and research. Some license types may be combined with other license types at the same site (e.g. micro-cultivation and micro-processing).

Health Canada cannabis production applicants go through the online Cannabis Tracking and Licensing System. This rigorous process takes into account all individuals involved in a cannabis operation, from directors to growers, and requires security screening. As part of this process the applicant must submit a site survey, aerial view, and a site plan showing what activities will be taking place in what parts of the proposed site. Health Canada does not dictate minimum or maximum building sizes for cannabis production facilities but there are differing security requirements for each license type, with requirements generally being more restrictive for larger (standard) facilities.

Health Canada requires that Good Production Practices be followed for cultivation, processing and nursery licenses to ensure that quality products are prepared in a sanitary environment. Applicants are required to provide a Good Production Practices report with their application, which includes a demonstration of proper air filtration and ventilation systems for indoor facilities. The building or part of the buildings where cannabis is produced, packaged, labelled, and sorted must be equipped with a system to prevent odours. Health Canada does not require a specific system (e.g. HEPA) but does require a description and diagram/floorplan of the system in place. Compliance with any of the Good Production Practices, can be verified at any time by Health Canada.

Health Canada may refuse to issue a license in any of the following circumstances:

- If issuing a license is deemed to be a risk to public health or safety.
- If there is false or misleading information in the application.
- If the security clearance was refused or canceled; or,
- If a refusal is deemed to be in the public interest.

As of May 8, 2019, the *Cannabis Act* was amended to require new applicants seeking a license to have a fully built site that meets all requirements of the *Cannabis Regulations* at the time of application.

### Provincial Legislation

The Province, through the Liquor and Cannabis Regulation Branch (LCRB), is responsible for licensing and monitoring the private retail sale of non-medical cannabis whereas Health Canada takes on this role for the processing and cultivation of Cannabis.

### Recent District of Ucluelet Bylaw on Cannabis

On the June 12, 2018 the District of Ucluelet passed Bylaw No. 1228 which amends Ucluelet Bylaw No 1160, 2013 to define Cannabis Production as a use:

**“Cannabis Production”** means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of Cannabis, including by one or more persons under one or more registrations under Part 2 of the ACMPR, but does not include:

- a) Cannabis Sales; or

- b) *Non-commercial activities by a registrant or designated person under Part 2 of the ACMPR.*

Bylaw No. 1228 also modified section 303.3(6) (prohibited uses) of Ucluelet Bylaw No 1160, 2013, by deleting the current section and replacing it with the following:

*“(6) Cannabis Production or Cannabis Sales, except as expressly permitted elsewhere in this Bylaw.”*

The effect of these amendment is that any property being proposed for Cannabis Production would first need a site-specific zoning amendment to permit the use.

The Subject Property

The subject property is a fee-simple lot subdivided on October 2008. The central road and hammerhead turn around are jointly owned by the three property owners within the subdivision (see **Figure 3**).

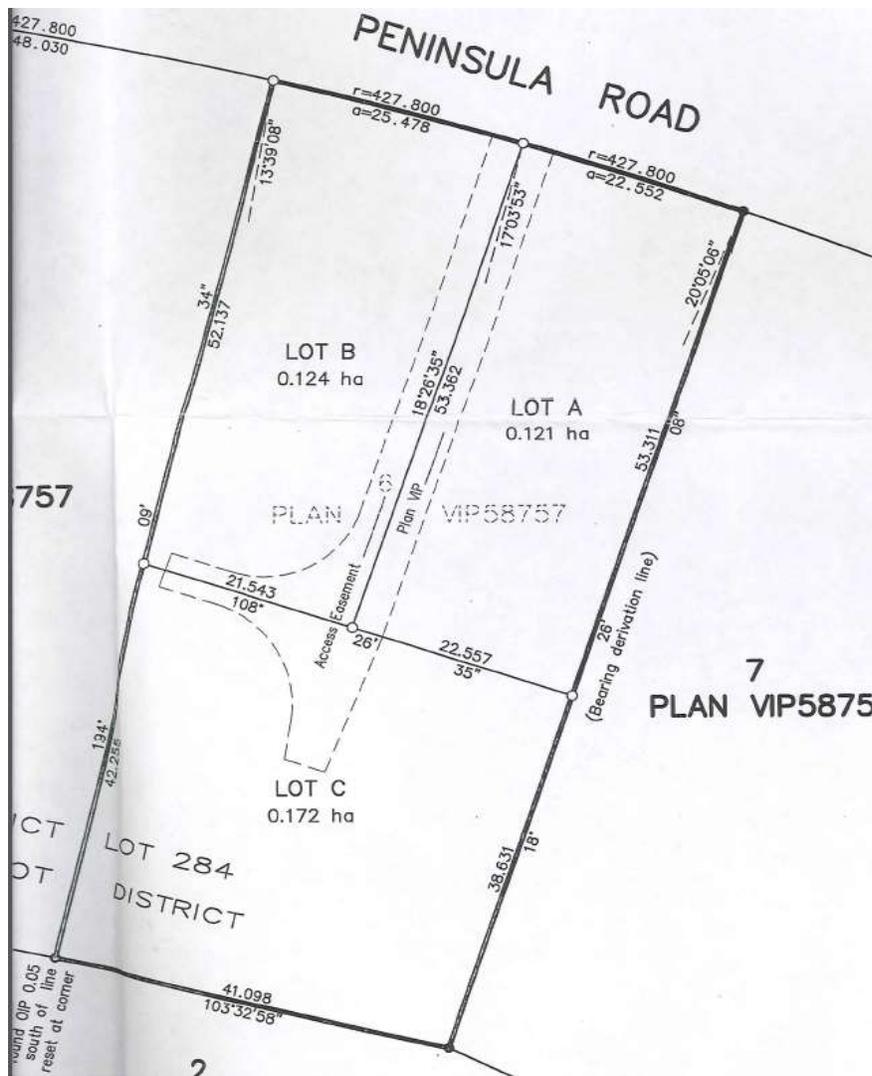


Figure 3 – Subdivision

The Subject property is surrounded by two vacant properties and a property with a small storage building.

### Application

This application was received June 13, 2019. It requests spot zoning for *Cannabis Production* on the subject property. Should the rezoning application be successful, the applicant would also need to apply for and obtain the following:

1. Development Permit (Ucluelet);
2. Building Permit (Ucluelet);
3. License for “Micro-Cultivation (Health Canada);
4. License for “Micro-Processing (Health Canada); and,
5. Business Licence (Ucluelet).

### **DISCUSSION:**

#### Official Community Plan

The subject property is currently designated for “Service Commercial” land uses by the District of Ucluelet Official Community Plan Bylaw No. 1140, 2011, (OCP). Section 3.6 of the OCP describes “Commercial Development” as follows:

#### ***3.6 Commercial Development***

*Ucluelet provides a range of commercial facilities and services for the convenience of residents and visitors. Commercial uses help to foster a sustainable local economy by strengthening the commercial tax base, providing employment opportunities and accommodating a viable tourist economy. Commercial land uses are also recognized for their contribution to a complete community through the provision of services and shopping close to home.*

With “Service Commercial” being specifically described as follows:

#### ***3.6 (i) Service Commercial***

*Lands designated for Service Commercial uses are generally located along both sides of Peninsula Road between Forbes Road and Bay Street.*

As part of the new Draft OCP, Staff have been reviewing the designation of commercial land uses and associated guidelines. Along the Peninsula Road corridor from Main Street to Seaplane Base Road (the central commercial area of town - as indicated in red below), Staff consider it important for all new development to have a direct connection to the street, with parking at the rear. The next part of Peninsula Road, between Seaplane Base Road and Forbes Road (as indicated in orange below), is a transition area where it is preferred that buildings have a direct connection to the street but it is also understood that businesses such as gas stations and lumber yards are or will be set back with parking in front of the building.

To retain a strong presence and “gateway” experience at the entrance to town, the remaining Peninsula Road corridor, from Forbes Road to the District of Ucluelet boundary, should remain in as natural a state as possible (area indicated in green below). For a resident or visitor entering Ucluelet from the north, the forest will gradually peel back as more intensive land uses and building density concentrate toward the Village Square. The area north of Forbes Road would best fit businesses which do not require pedestrian customer traffic and peak out of the forest rather than face the road with a more urban storefront.

The above context provides a backdrop to the question of whether it is appropriate to develop a land use with little commercial presence fronting Peninsula Road. The cannabis cultivation and processing use would not have an active public commercial interface fronting Peninsula Road. There would be no pedestrian traffic or need for the operator to have a street presence. Normally a gap in commercial activity is not desirable because commercial density or activity is an important part of creating a vibrant streetscape. However in this location retaining the character of street-side forests or dominant natural landscaping is more important for the community character than commercial density.

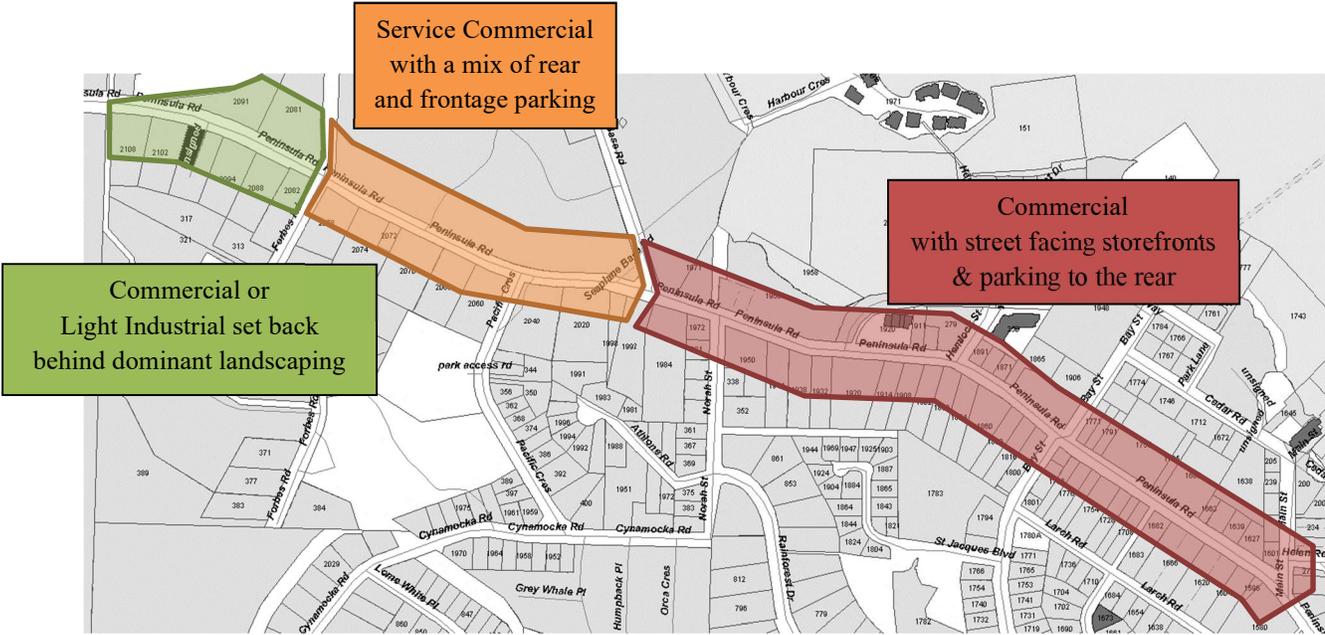


Figure 4 – appropriate commercial land use within the Peninsula Road corridor

Staff consider that Cannabis Production is a Light Industrial land use. Staff originally encouraged the applicant to look for a property within the industrial area of Forbes Road. The applicant was seeking a smaller lot as the micro-cultivation area is limited to 200m<sup>2</sup> (2153ft<sup>2</sup>); a suitably sized lot was not available on Forbes Road. Also, proximity to Tugwell Fields may cause issues with the federal licensing requirements.

Bordering the Forbes Road industrial area, the subject lot is in an appropriate area to consider extending light industrial uses. The area indicated below in bold (see Figure 5) is an area where it would be supportable to allow light industrial uses provided the Peninsula Road corridor retains its forested corridor feel.



Figure 5 – area appropriate for extending Light Industrial uses

There is no direct mention of a Light Industrial land use within the Service Commercial land use designation in the 2011 OCP. That being said, Council can consider the entire OCP document when making land use decisions. The Commercial Development land use section supports uses that help foster a sustainable local economy as follows:

*“Commercial uses help to foster a sustainable local economy by strengthening the commercial tax base, providing employment opportunities and accommodating a viable tourist economy.”*

Section 1.5 Economic Development discusses the importance of a diversified economy:

*“There is a need to explore economic development opportunities in value-added industries, sport fishing, adventure and eco-tourism facilities and services and alternative energy resources while at the same time maintaining and promoting the existing industries. It is important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its ‘traditional’ small town character.”*

The proposed *Cannabis Production* facility could provide six to eight full-time skilled jobs in an industry that is not related to fishing or tourism and would contribute to the diversification of Ucluelet’s local economy. Considering the support for a sustainable and diverse economy, and the community benefit of fostering a green entry to town through this commercial strip, Staff consider this application is not inconsistent with the 2011 OCP.

#### Development Permit

The applicant is not currently applying for a Development Permit (DP). The building drawings are included to give Council an idea of the scale and impact of the proposed use. A DP application could be expected to quickly follow adoption of the requested rezoning bylaw, or the applicant could apply prior to a public hearing if they wished the applications to be considered concurrently.

Zoning

The Property is currently zoned CS-2 Service Commercial and has the following permitted uses:

**CS-2.1 Permitted Uses:**

CS-2.1.1 The following uses are permitted, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

*(1) Principal:*

- (a) Hotel*
- (b) Motel*
- (c) Mixed Commercial/Residential*
- (d) Mixed Commercial/Resort Condo*
- (e) Office*
- (f) Tourist Information Booth*
- (g) Retail, including supermarket*
- (h) Convenience Store*
- (i) Restaurant*
- (j) Bistro/Café*
- (k) Take Out Food Services*
- (l) Personal Services*
- (m) Commercial Recreation*
- (n) Studio*
- (o) Community Use*

*(2) Secondary:*

- (a) Accessory Residential Dwelling Unit*

Staff consider the best approach to amending the zoning for the requested use would be to spot zone the subject property as follows:

**CS-2.1.3** For Lot B, District Lot 284, Clayoquot Land District, Plan VIP85941, (PID 027-730-565 at 2100 Peninsula Road), Cannabis Production is also a permitted use.

**PERCEIVED CONCERNS AROUND CANNABIS PRODUCTION:**Odours

As indicated in the applicant's letter, licensed producers are required by Health Canada to prevent the escape of odours. Health Canada would be responsible for enforcing these federal regulations.

Sound Pollution

A Cannabis Production facility will require robust ventilation similar to hood vent fans used by restaurants or exterior refrigerant fans.

Security

Security and security screening are the responsibility of Health Canada and their requirements are covered in the previous Background section of this report. It is noteworthy that the proposed production and processing would be entirely enclosed within the building.

**TIME REQUIREMENTS – STAFF & ELECTED OFFICIALS:**

Should the application proceed, staff time will be required to process this Zoning Bylaw Amendment, including giving notice of a Public Hearing.

**FINANCIAL IMPACTS:**

There are no direct financial implications to the District by advancing the proposed Bylaw to public hearing. The new development would result in increased business licence revenues and property taxes. It would also contribute incrementally to the demand for municipal services, as with any other new business in town.

**POLICY OR LEGISLATIVE IMPACTS:**

Ucluelet is presently in the process of updating its OCP. The draft Bylaw No. 1236, “The District of Ucluelet Official Community Plan”, is currently at first reading. Updates to the draft plan, which are underway, will reflect the land use considerations discussed within this report.

**OPTIONS:**

The proposed *Cannabis Production* facility could provide six to eight full-time jobs and diversify Ucluelet’s local economy. The OCP supports a sustainable and diverse economy. A non-commercial natural landscaped frontage, as shown, would be appropriate for the area. Staff therefore recommend that Council consider giving first and second reading to the attached Zoning Amendment Bylaw No. 1958, 2019, and advance the bylaw to a public hearing to gather community input. Alternatively, Council could consider the following:

2. **THAT** Council provide alternative direction to Staff and/or the applicant; **or**,
3. **THAT** Council reject the application.

**Respectfully submitted:** John Towgood, Planner 1  
Bruce Greig, Manager of Planning  
Mark Boysen, Chief Administrative Officer

September 18, 2019

Appendix A

District of Ucluelet  
200 Main Street  
Ucluelet, British Columbia  
V0R 3A0

Attention: Mr. Bruce Greig, Manager of Community Planning  
Mr. John Towgood, Planner

Rezoning Application for "LT B PL VIP 85941 DL 284 LD 09"

Dear Sirs,

We would like to formally submit this application for a change to the zoning of the above-mentioned property. Our proposed development of the property, should we be granted to changes in zoning which we are asking for, and the reasons we would require such a rezoning are detailed within.

Thank you for your time and consideration.

Regards,

  
Nolan Krueger

  
Michael Krueger

We would like to apply for an amendment to the zoning of the property.

We would like to develop the lot into a facility for the small scale production of non-medical cannabis. While the exact scale of required labour is currently variable, if the facility is established we expect to be able to provide around six to eight full time jobs .

We intend to apply to Health Canada for both a micro-cultivation and a micro-processing licence. As the licences are site specific, to begin the application process with Health Canada, we are required to have an appropriately zoned location and - as of the changes made on May 8th - it is further required that we have our facility already "built out".

As such, with regard to the zoning of the lot:

- It is our intent to have the zoning of the lot amended to allow for a light industrial use case.
- It is our intent to have the zoning of the lot amended to allow specifically for the operation of a facility intended for the micro-cultivation and micro-processing of non-medical cannabis.

Given the strict safety and security requirements that licenced producers are held to, the total lack of sales to the public, and the fairly isolated location of our proposed site we do not see this proposed development as creating a risk to the community.

- All cannabis related activities at this proposed facility would be conducted indoors. The location we have selected is rather isolated from any areas that have, primarily, residential or community use cases. Due to the proximity of Tugwell Fields to the "Industrial Park", we did not feel that the location was suitable for a facility of this type.
- The licenses that we would be applying for **do not** allow for the sales of cannabis (nor its derivatives) to the public and we, further, do not intend to apply for such licences that would allow for medicinal sales.
- To successfully complete the licence application our facility will have to meet Health Canada's requirements for Good Production Practices. We would, for example, be required to have (as per s.85 of the Cannabis Regulations) an air filtering and ventilation system to prevent the escape of odours.

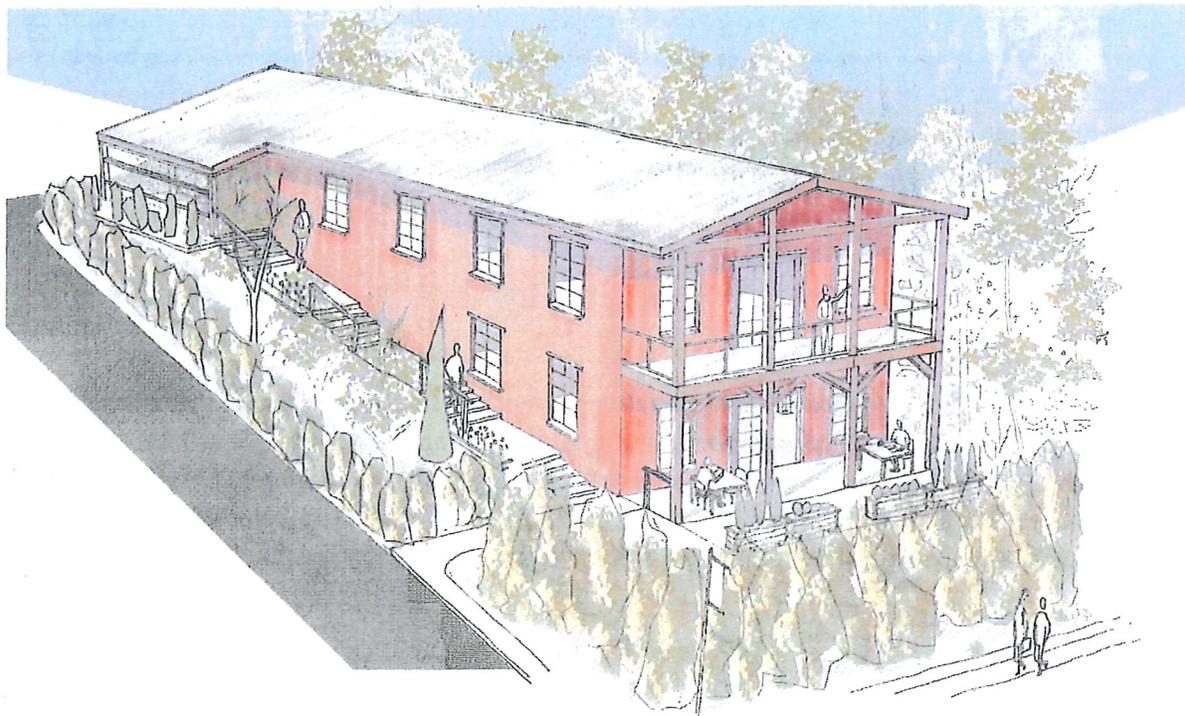
**The Property - 2100 Peninsula Road - LT B PL VIP 85941 DL 284 LD 09**

The property is located on Peninsula Road, towards the outer limit of current developments in the town. The property is currently zoned CS-2 Service Commercial, though in submitting this application we intend to have the zoning amended for our purpose. The property does have an (approximate) 22 metre frontage that would be briefly visible to those entering Ucluelet; we intend to heavily plant this frontage to minimize the profile of our building. The property has a fairly even slope to it - being approximately 6.7 metres higher in the rear .



### The Building and Business

It is our intent that the building fit the general look and theme of Ucluelet; we envision a fairly nondescript "commercial fishing village" style of building, almost reminiscent of a "net loft". Further, we do not want this facility to have a negative impact on the community; we will be ensuring that we are not a source of unwanted odours and sounds.



Given the changes which occurred to the application process requiring new applicants to have a "built out" site *prior to* applying, we would be designing this facility to also account for the possibility of not getting licenced.

In the event that we did not get licenced, the building could still be used for a mix of commercial and "light industrial" use cases - due to the size of the building it is conceivable that it could serve multiple uses. As approximately half of the building would be designed for the goal of hydroponic cultivation, we have considered the possibility of instead growing more traditional crops; in this possible scenario the remainder of the building would be used for a mix of storage, packaging, sales, and office space as required.

Community Impact: Potential unwanted odours, sounds, and security concerns.

#### Unwanted Odours

Licensed Producers are required to “prevent the escape of odours” by the Cannabis Act. Under the former *Access To Cannabis for Medical Purposes Regulations* Health Canada gave the example of a filtration system using an H13 high-efficiency particulate air (HEPA) filter (filtering 99.95% of particles larger than 0.3 micrometers) to achieve this goal.

To ensure that our planned facility does not negatively impact the community and, as such, we would be using a mix of activated charcoal and HEPA filters to prevent the escape of any meaningful amount of odours.

#### Sound Pollution

While this facility would be required to have a number of fans to facilitate air exchange, we do not anticipate this to produce an abnormally large amount of sound; the site should not be much different, in terms of sound pollution, from many other commercial and light industrial uses (restaurants, breweries, markets ... etc). Further, the licence classes we seek are for small scale production and as such we will not be constantly loading and unloading material at the site.

#### Security Concerns

The licence classes that we are applying for are held to strict security requirements, both in the facility's design and operation as well as in the choice of employees for key positions. It is in our own best interests to ensure that we maintain a high level of security at all times.





**DISTRICT OF UCLUELET**

Appendix B

**Zoning Amendment Bylaw No. 1258, 2019**

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

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**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Text Amendment:

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following subsection in alphanumerical order to Section CS-2.1 Permitted Uses:

**"CS-2.1.3** For Lot B, District Lot 284, Clayoquot Land District, Plan VIP85941 (property PID 027-730-565 at 2100 Peninsula Road), *Cannabis Production* is also a permitted use."

2. This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019".

**READ A FIRST TIME** this    day of    , 2019.

**READ A SECOND TIME** this    day of    , 2019.

**PUBLIC HEARING** held this    day of    , 2019.

**READ A THIRD TIME** this    day of    , 2019.

**ADOPTED** this    day of    , 2019.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1258, 2019.”

\_\_\_\_\_  
Mayco Noël  
Mayor

\_\_\_\_\_  
Mark Boysen  
Corporate Officer

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

\_\_\_\_\_  
Mark Boysen  
Corporate Officer



## STAFF REPORT TO COUNCIL

Council Meeting: OCTOBER 22, 2019  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

**FILE NO:** 3360-20-RZ19-03

**SUBJECT:** ZONING BYLAW AMENDMENT (1557 LARCH RD.) – ADOPTION

**FOLIO NO:** 116.013

**REPORT NO:** 19-137

**ATTACHMENT(S):** APPENDIX A – DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1253, 2019

### RECOMMENDATION:

1. **THAT** the “District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019” be adopted.

### PURPOSE:

The purpose of this report is to advise that Council is in a position to consider adopting Bylaw No. 1253, 2019.

### BACKGROUND:

Bylaw No. 1253 received first and second reading at the August 13, 2019, Regular Council Meeting and was the subject of a public hearing on September 10, 2019. The bylaw received third reading at the September 18, 2019, Council meeting. Council is now in a position to consider adopting the bylaw.

The applicant has provided background on the renovation of the lower-level of the house for the proposed B&B suite, and has facilitated a site review with Staff. Subject to confirming installation of smoke/CO2 detector and receiving an as-built drawing from the owners, the Building Inspector has confirmed that the B&B suite will satisfy basic health and safety requirements for B&B purposes. Therefore, once the zoning amendment is complete, the owners would have a clear path to obtain a business licence for operation of a B&B.

There are no outstanding conditions to be met prior to Council’s adoption of the zoning amendment bylaw.

### OPTIONS REVIEW:

Having held a public hearing on the bylaw, Council could now consider adopting the District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019.

**Respectfully submitted:** Bruce Greig, Manager of Community Planning  
Mark Boysen, Chief Administrative Officer

**DISTRICT OF UCLUELET**

APPENDIX A

**Zoning Amendment Bylaw No. 1253, 2019**

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

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**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 2, District Lot 282, Clayoquot District, Plan 33084 (PID 000-226-467 at 1557 Larch Road), shown shaded on the map attached to this Bylaw as Appendix "A", from CS-2 Service Commercial to R-2 Medium Density Residential.

2. This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019".

**READ A FIRST TIME** this 13<sup>th</sup> day of August, 2019.

**READ A SECOND TIME** this 13<sup>th</sup> day of August, 2019.

**PUBLIC HEARING** held this 10<sup>th</sup> day of September, 2019.

**READ A THIRD TIME** this 18<sup>th</sup> day of September, 2019.

**ADOPTED** this     day of             , 2019.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019.”

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Mayco Noël  
Mayor

---

Mark Boysen  
Corporate Officer

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

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Mark Boysen  
Corporate Officer

Appendix 'A'

District of Ucluelet Zoning Amendment Bylaw No. 1253, 2019

