

Preface

What is an Official Community Plan?

To help guide the future development of municipalities in British Columbia, the Province has authorized municipalities to adopt community plans under the Local Government Act.

An Official Community Plan (OCP) is a general statement of the broad objectives and policies of the local government respecting the character of existing and proposed land use and servicing requirements in the area covered by the Plan.

Once adopted, an OCP serves as a foundation for all policies, regulations, and decisions pertaining to land use and development in a municipality.

The Local Government Act and the Community Charter provide the authority and direction for the preparation of the OCP. The Plan provides guidance for economic, environmental, physical design and development, and social considerations. It promotes the quality of life, future growth, community development, economic, environmental and social well-being, provision of amenities and services, and transportation systems. The OCP provides Council with the wishes and aspirations of individuals in Ucluelet.

The OCP is adopted by Council to guide land use and development decisions as well as provide detailed planning direction for everything from redeveloping areas such as the Village Square to providing design criteria for undeveloped lands. To address future growth and development challenges and respond to the economic and social changes that have occurred in the Ucluelet over the past five years, this OCP replaces the 1998 OCP.

Part I

“Background”

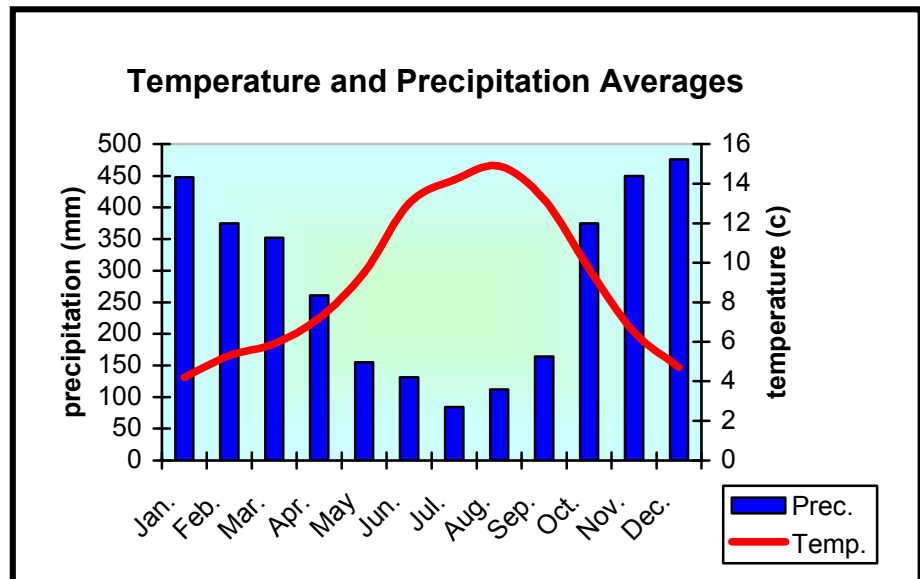
1. Location

Ucluelet is situated on the West Coast of Vancouver Island in British Columbia, at the Western entrance to Barkley Sound, approximately 100 kilometres west of the city of Port Alberni and 42 kilometres southwest of Tofino. Ucluelet lies at the south terminus of Provincial Highway #4, in close proximity to the Pacific Rim National Park Reserve. Ucluelet is located 31 kilometres from Bamfield, as the crow flies. It is located on the southern tip of Ucluth Peninsula and has 32 kilometres of waterfront.

The District of Ucluelet covers an area of 1146 hectares consisting of approximately 670 hectares of land and 478 hectares of water. Ucluelet’s rocky outcrops, forest cover, mudflats, marshlands, and wetlands provide habitat for wildlife and a unique place for people to live.

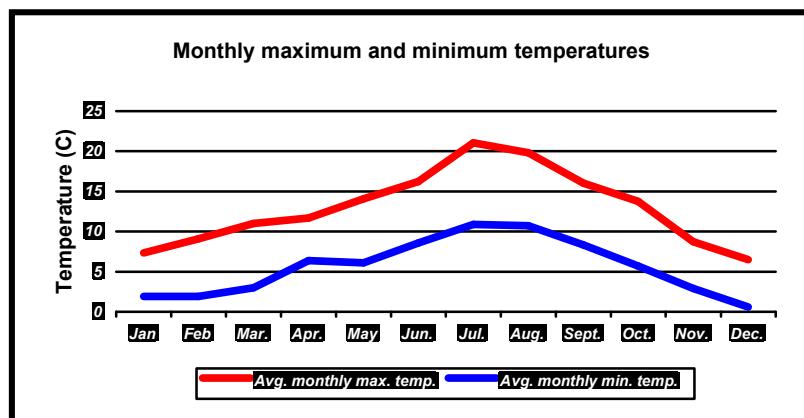
2. Climate

Ucluelet has a very moderate climate with average temperatures ranging from 5 degrees Celsius to 17 degrees Celsius annually. The Ucluelet area receives an average of 186 days of rain per year, with a mean average of 3.3 metres (11 feet) of rainfall annually. It typically snows once every four years in Ucluelet. There is also a significant amount of sunshine throughout the year. All of these elements combined make Ucluelet a very attractive and enjoyable place to live and visit.



3. Ecology

Ucluelet is the base of a rich wildlife habitat due to the peninsula’s unique interface where the terrestrial environment meets the marine environment. The ecosystems here are



complex and fragile array of diverse flora and fauna, that depend on the health and resources of the ocean and temperate rainforest.

Terrestrial ecosystems provide a home to many predator mammals such as bears, cougars and wolves. Bald eagles can be seen regularly soaring the air currents in skies above town.

The marine ecosystem surrounding the terrestrial banks of Ucluelet include salmon, sea lions, migratory and resident grey whales, orca whales, seabirds, and an additional 240 species of birds. The rich forests include coniferous species of Sitka Spruce, Balsam, Cedar, Western Hemlock and deciduous trees including Red Alder. Forest health and age is a very critical component of the natural life and biodiversity of the area. The moderate climatic conditions that provide abundant moisture, sufficient sunlight and mild winters result in abundant vegetative growth year round.

4. Wildlife Management

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. In recent years bear activity has been highly present in the immediate and surrounding area. According to the residents, cougars have been sighted rather infrequently and wolves have come into view on occasion in recent years.

The frequency of human contact with bears, cougars and wolves increases as land development continues. As human development spreads out and encroaches upon wildlife habitat, the wildlife and human interaction increases.

As the foraging areas, migration paths and game trails for wildlife are reduced and human contact increases, normally submissive species such as bears, cougars and wolves begin to become habituated to human activities. They become accustomed to odors and noises and are less afraid of cars, bicyclists and runners. Game trails and migration pathways in the area that have existed for hundreds or even thousands of years are encroached upon by development causing animals to learn, evolve and cope with human activity. Within city limits bears are particularly drawn to berry patches, and often find trash that is not bear proofed.

Development in Ucluelet's near and distant future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce bear conflicts through a bear aware program. Prevention methods include keeping garbage inside until the day of pick up, bear proof dumpsters, properly functioning compost and networks of communication between friends and neighbors about sightings. Prevention is a win-win situation because both people and bears benefit. It would also be beneficial to the District of Ucluelet to work with the National Park Reserve with regard to existing wildlife programs.

5. The Community

Ucluelet derives its name from the local native language meaning "safe or good"

harbour” for canoe landing. Ucluelet is a beautiful and vibrant west coast community that has a long, illustrious and rich history.

First Nations people have historically lived in the area and were primarily dependent on seafood and forest resources. The land provided many valuable and important resources, such as, wildlife including deer and fowl, grasses and reeds for basket weaving and cedar for building canoes. Forests were lined with intricate trail systems. Timber was an abundant resource utilized for fuel purposes.

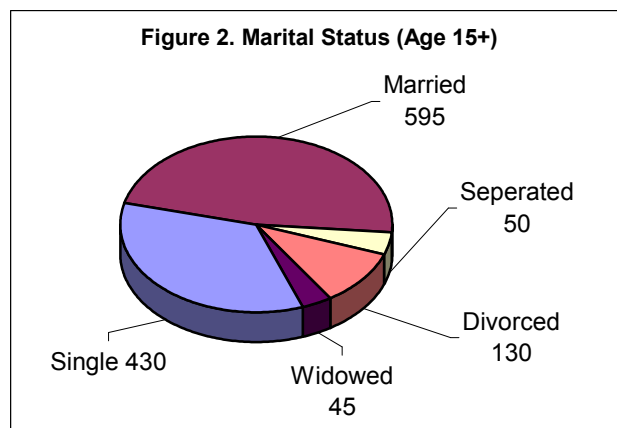
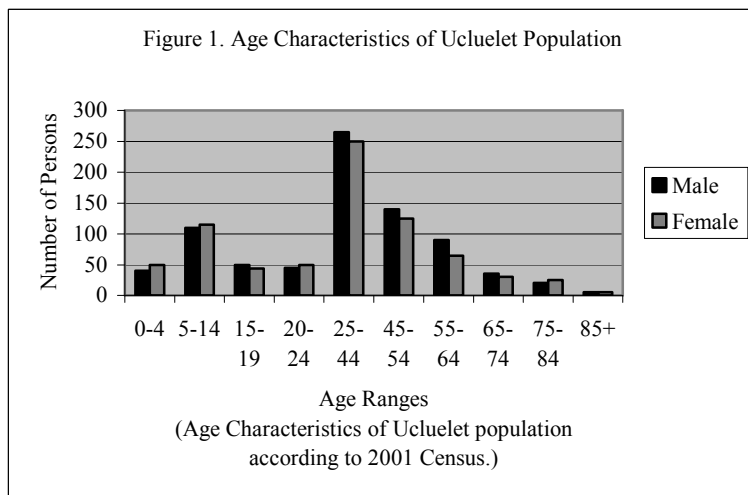
European settlers arrived in the area as early as the 1860s. The first Japanese settlers migrated from Victoria in 1919, drawn here by the abundant fishing potential. European and Japanese settlers were lured to the area with hopes of making it rich in gold from the land, fish from the sea, or wood from the forests. The first lighthouse was built on Amprhitrite Point in 1906, and by the 1920s the fishing industry was in full swing.

Incorporated as a Village in 1952, Ucluelet later became a District Municipality in 1997. The economic structure of Ucluelet was initially based primarily on the forest, fishing and mining industries. As Ucluelet diversified its economy over the years, other industries including fish processing, aquaculture, primary forestry, and value added wood manufacturing as well as traditional industries such as tourism became prominent. Economic diversification has brought more transient residents who work and live in Ucluelet seasonally.

Today Ucluelet is a friendly place where residents smile and greet one another in passing on the streets. A strong sense of community flourishes and town pride is abundant. Ucluelet is a unique and attractive place to live that provides abundant opportunity for recreational outdoor activity. Outdoors enthusiasts describe Ucluelet, and the surrounding areas as “the playground of the Pacific” because it provides residents and visitors alike so many outdoor amenities.

6. Demographics

The 2001 Census reported the following statistics that characterize “over the age of 15”



population”:

125 have finished university (bachelors, masters or doctorate)

180 have post-secondary education but had not yet finished 295 people have trades or non-university certificate or diploma, 155 have a high school certificate, 490 do not have a high school certificate.

Figure 2. Marital status according to the 2001 Census. Total population for marital status pie graph was 1,245.

7. The Economy

Over the past decade, Ucluelet has been in transition from reliance on resource-based industries to a more diverse economy with a focus on value-added industries. The decline of the fishing and forest industries due to provincial and federal regulations resulted in a challenge to the economy of Ucluelet, causing an economic shift towards emphasizing tourism, value added industries and service industries.

Ucluelet is taking advantage of its potential to attract large numbers of tourists who visit the area’s spectacular outdoor attractions, such as Barkley Sound, Clayoquot Sound, the Broken Group Islands and Pacific Rim National Park Reserve which reportedly had 731,065 visitors in 2002.

The 2001 Census reported the unemployment rate for Ucluelet as 9.7%, which is 1.2% higher than the provincial unemployment rate. The experienced labor force was made up of 965 people. The following is a break down of the industries these 965 people worked within:

- 295 - Other services
- 185 - Business services
- 155 - Agriculture and other resource-based industries
- 125 - Manufacturing and construction industries
- 120 - Wholesale and retail trade
- 65 - Health and education
- 20 - Finance and real estate

The 2001 Census recorded the following occupations for the 965 people within the experienced labor force:

- 230 – Sales and service
- 180 – Management
- 140 – Primary Industries
- 135 – Business, finance and administration
- 115 – Trades, transport, and equipment operators
- 65 – Natural and applied sciences
- 50 – Social science, education, government service and religion
- 25 – Art, culture, recreation and sport
- 25 – Processing, manufacturing and utilities

As of May 2003, there were 277 businesses registered within the District of Ucluelet, although a small portion of these businesses operate outside the municipal boundary. To promote and steer new economic activity and diversity, the community created an Economic Development Corporation.

(UEDC)

The Ucluelet Economic Development Corporation (UEDC) was created in June 2000 by the District of Ucluelet Council. The UEDC serves to promote investment and employment opportunities in and around Ucluelet and aids in the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment. In the time frame of the last year (2002-2003), UEDC had several major accomplishments including the following:

- i. Continued involvement in timber harvesting through a Pilot Program with local forest resource development companies;
- ii. Harvesting 15,000 m³ of timber employing 15-20 forest workers;
- iii. Completed phases III and IV of the Wild Pacific Trail, adding eight kilometres to the original 2,5 kilometres completed in 2001-2002;
- iv. Liaison in the proposal, advertising and promotion of a commercial property sale (the former Chevron Property) whose development will provide jobs and property tax revenue;
- v. As a result of UEDC actions in the last year, Ucluelet's economy has received financial inputs in excess of \$700,000. This figure does not include jobs created, investments in the region, indirect benefits or the cash value of the private sector from the purchase of the Chevron Lands;
- vi. UEDC has acquired forest tenure over a 3-year 75,000 m³ Ministry of Forests timber sale, which offers employment for 20-30 forest workers at temporary intervals. The UEDC is striving to extend the contracts to a more permanent structure.
- vii. Future goals of the UEDC include:
 - Obtaining a long-term Forest Tenure in partnership with local First Nation Bands, to establish permanent employment for 20-30 forest and mill workers to secure a forestry base for the area;
 - Liaison and negotiations for the regional information centre to become a reality.

8. Tourism

Ucluelet's attraction for tourism is largely based on the wide range of available recreational experiences. Tourists come here to partake in local events and enjoy Ucluelet's quaint atmosphere, charm, friendliness and romanticism. Ucluelet is a small coastal community, surrounded by pristine nature and rugged wilderness. The town still possesses a strong sense of identity and historical character.

Ucluelet has much to offer tourists in the way of adventure and viewing beautiful scenery, whether it's a walk along the Wild Pacific Trail or sea kayaking through the "safe harbour" of the Ucluelet Inlet. The town is a gateway to the Pacific Rim National Park, Clayoquot Sound, Barkley Sound and the Broken Group Islands and is a destination for tourists of a variety of age groups.

9. Parks and Open Space

Parkland is comprised of developed and underdeveloped areas that contain sports and community facilities. There are currently five neighborhood parks with playgrounds that are located in residential areas. The Elementary and Secondary School playgrounds are utilized for sport activities. The Elementary School playground includes two play areas with equipment for school age children 5-12.

The parks listed below are a complete list with various features and attributes specific to each park. One major elemental factor of some parks is aesthetic landscaping and need for a beautification program, in addition to appropriate signage, equipment upgrades and safety upgrades and repairs. The lacking signage for park identification, site information and recognition of sponsors and donations needs to be addressed. Most parks and playgrounds lack disability accessibility. Parks and playgrounds in Ucluelet have major potential to serve as a valuable commodity for resident children and adults, and visitors of all ages.

Lions Park

Recreation Hall Park

George Fraser Memorial Park

Frank Jones Memorial Park

Edna Batchelor Park (formerly

Discovery Park)

Fraser Lane Park

Cedar Road Park

He-Tin-Kis Park

Big Beach Picnic Area

Recreation Sports Field

Lyche Road Park

Little Beach

Small Craft Harbour

Terrace Beach

Multi-purpose Sports Field

The Small Craft Harbour, Little Beach, Big Beach, He-Tin-Kis Park, Fraser Lane Park and Terrace Beach all offer waterfront view and access to the ocean.

“Physical Context”

1. Land Use Patterns and Functions

Perhaps the most basic influence on current land use planning for any area is the character and distribution of existing land uses and the interaction with the physical environment. Ucluelet’s unique natural setting as a coastal town located on a peninsula, has given it a somewhat linear configuration, due to the narrow width of the Peninsula.

Residential land uses include single and multi-family residential developments, resort condominiums, apartments, secondary suites and guesthouses.

Commercial uses are spread along Peninsula and Main Street with commercial uses infilling the Village Square area. Tourist commercial developments are located along the waterfront along the inlet and outer coast, with infill occurring in and around Terrace Beach, Little Beach and Big Beach.

Industrial uses are intended to be consolidated together in an eco-industrial park located close to the entrance to town. Industrial uses are being relocated off Peninsula

Road for aesthetic reasons. Historical industrial uses are still located along the waterfront on the inner harbour as Ucluelet maintains its diversified economy and remains a “working town”.

2. Land Use and Built Form

Ucluelet’s commercial focus and core is the Village Square area. Ucluelet’s emphasis on the Village Square area consists of commercial retail with the facilitation of pedestrian corridors and access. There is a distinct lack of a residential presence in the Village Square area, which results in the area becoming partially deserted in the evenings. Mixed residential/commercial development should be encouraged in order to create a “living area.” In addition to the downtown core, the town is infilling commercial uses along Peninsula Road. There are a number of older commercial buildings that lack aesthetic appeal and should be encouraged to renovate. New developments are now expanding the commercial building stock.

The sporadic mixture of older unrelated land uses and historically uncoordinated development spell out the need for a rational distribution of compatible land uses and the necessity of developing design guidelines for buildings. Developing safe pedestrian linkages and trails to promote upgrading of the natural environment and the quality of built environment complimentary to the unique natural setting of Ucluelet are also important.

3. Infrastructure and Municipal Services

Infrastructure is a general term used to describe public utilities, assets of a community, and all other services required to support our lives and lifestyle. It applies to:

- drinking water supply and distribution,
- wastewater collection, treatment and disposal
- stormwater collection and discharge
- transportation system
- hydro, telephone, cable
- solid waste disposal (ie. the municipal landfill)
- park and recreation facilities

Without these services, sustainable development may be compromised if community infrastructure is not in place or cannot be provided. It is important, therefore, that Ucluelet considers the availability of infrastructure that is both suitable and sufficient for our current and future community needs. There is a need to address the long term capacity of drinking water supply and distribution, the long term capacity of the Ucluelet’s wastewater collection system and aerated treatment lagoon and the long term capacity of the outfall pipe through which un-treated industrial wastewater (from fish plants) and treated wastewater (from the Districts lagoon) is discharged into the ocean. Ucluelet is well positioned to adapt future development to the capacity of its existing and future infrastructure upgrades.

3.1 Drinking Water Supply and Distribution

Before 1995, the Village of Ucluelet obtained its drinking water from Mercantile Creek, a surface water body located across Ucluelet Inlet from the village. The District still maintains active water licenses on Mercantile Creek that provide authority for Ucluelet to draw up to around 3000 cubic metres of water per day...about 500 cubic metres per day of this water is under water license with Ucluelet First Nations. The volume of water is limited since Mercantile supports fish, and there must be some flow left in the creek to sustain them.

In 1995, it was recognized that should the sustained operation of fish processing plants occur, Ucluelet would require an additional water supply source. An aquifer was investigated and ultimately adopted as a potential drinking water supply that was referred to as the Lost Shoe Creek Aquifer (LSCA). At the time of initial testing, the LSCA groundwater was found to be very pure, based on results of preliminary testing conducted at the time test wells were being drilled. On that basis, the LSCA was identified as the best potential new water supply and the existing wellfield development was constructed in 1995 and 1996. This new water supply was brought into production in 1997. Ucluelet now uses both the Mercantile Water supply source and the Lost Shoe Creek aquifer for water supplies.

There are two water storage reservoirs that allow our water supplies to be stored, thereby offsetting peak hour demands for water (such as early morning, dinner hour, peak fish plant production times, or fires). One reservoir located along the Pacific Rim Highway approximately 1.5 km toward the junction with Highway 4 from Ucluelet stores 1400 cubic metres of water. One reservoir located behind the elementary and high schools, adjacent to Matterson Drive, stores 1300 cubic metres. These volumes allow the District to retain enough water to maintain adequate levels of fire protection and could currently last an estimated six (6) days, if both supplies were inaccessible, either through lack of power or some other form of interruption. It is noted that a diesel powered pump at Bay Street pump house allows the District to supply water from Mercantile Creek during an extended power outage, allowing one of the two existing pumps to operate and maintain emergency water supplies.

Projections based on community growth estimates completed in 1995, suggested that both water supplies would sustain development in the Ucluelet water supply area until year 2015. Beyond this time, Kennedy Lake was proposed as the only water supply of sufficient volume to sustain the entire region (including all of Ucluth Peninsula, up to Tofino). A new regional water supply has been considered, to draw water from Clayoquot Arm, a protected portion of Kennedy Lake. The necessary connecting pipeline would extend north from the Highway 4 and Pacific Rim Highway Junction to the municipal landfill located an estimated 8.5 km towards Tofino. At this point, a regionally "shared pipeline" would extend north and east toward Clayoquot Arm and future water treatment facilities have been proposed in the

vicinity of the municipal landfill.

The District of Ucluelet provides potable water to the developed portion of Ucluelet, some properties located along Pacific Rim Highway between Ucluelet and the Junction, as well as to Ittatsoo IR #1 (also referred to as Ucluelet East). As purveyors of water, the District of Ucluelet public works staff regularly tests the water to verify compliance with the Canadian Drinking Water Guidelines.

Two water supplies are currently available to the above described regional distribution system servicing Ucluelet and surrounding areas; Mercantile Creek and the Lost Shoe Creek Aquifer (LSCA). In 1996, a wellfield consisting of up to four groundwater wells was developed to compliment the existing supply provided by Mercantile Creek. The two water supply systems feed into the distribution system, allowing either or both supplies to be utilized. Concerns over potential for contamination of the wellfield water by spills of deleterious materials originating from the highway, have been addressed in a “Spill Response Plan” and a “Wellhead Protection Area”. The limits of the Wellhead Protection Area, within which land use activities must not contribute to the risk of aquifer contamination, allow the District to manage its risk. If a threat of contamination was to occur, the LSCA wellfield would be shut down and the Mercantile Creek supply would be utilized. Water usage is metered in all new industrial, commercial, multi family residential, and guest house structures within the District, but ultimately will be expanded District wide in conjunction with future conservation pricing (for water rates).

3.2 Wastewater Collection, Treatment and Disposal

Wastewater is currently collected within the village limits by a sanitary sewer, which is a combination of gravity and pressure sewers. Because of the widely fluctuating topography (undulating), the gravity sewers direct collected wastewater to topographic low spots where it flows into sewer lift stations. The lift stations pump the collected wastewater into other lift stations and ultimately into our aerated lagoon treatment facility located on Hyphocus Island. There are 12 lift stations currently in operation.

Ucluelet’s aerated lagoon system is functioning very well, and consistently achieves a level of treatment consistent with Secondary Treatment. This level of treatment is the accepted minimum level of wastewater treatment, according to Ministry of Water, Land and Air Protection.

The capacity of the outfall through which wastewater is discharged into the environment, is also part of the overall infrastructure capacity picture. Currently the wastewater collected in a separate sewer forcemain (referred to as the Industrial Forcemain) from the fish processing plants mixes with the municipal wastewater immediately downstream of the aerated lagoon. The combined flow travels under the Ucluelet Inlet in a closed pipe until it reaches Alpha Passage near George Fraser Islands (south of Ucluth Peninsula).

Rocky ground conditions and high groundwater conditions along Ucluth Peninsula preclude effective in-ground disposal of wastewater generated from

residential, commercial, institutional or industrial developments. In the past, in-ground disposal systems including septic tanks and tile fields were prevalent, but have substantially been replaced with connections to the District's municipal sanitary sewer collection system.

Due to the undulating topography of Ucluelet, the sanitary sewer collection system includes a combination of both gravity and pumped sewer collection systems. The District of Ucluelet currently maintains a total of 12 sewer lift stations that ultimately drain into a four-cell aerated lagoon, which is located on Hyphocus Island. The aerated lagoon currently reduces Biological Oxygen Demand and Total Suspended Solids to levels consistent with Secondary or, periodically, Tertiary Treatment.

Wastewater originating from industrial fish processing plants is directed into a designated forcemain that discharges fish waste directly into Ucluelet Inlet through a deep-water outfall. Treated municipal wastewater also discharges to the environment through this outfall, which is 1480 metres in length. The outfall originates on the eastern shoreline of Hyphocus Island immediately to the east of the existing sewage lagoon. The outfall carries the effluent beyond the harbour limit into Newcombe Channel, near the confluence of Carolina Channel and Alpha Passage and almost due east of Amphitrite Point. Consulting engineers, to verify that no adverse effects to the marine environment result from the discharge of industrial and domestic effluent, carefully monitors the Outfall.

3.3 Stormwater Collection and Discharge

With our 11 feet of rainfall per year, managing stormwater runoff presents a challenge. Where stormwater is collected, concentrated into pipes and discharged onto beaches or otherwise sensitive habitat (such as estuaries), there is a great potential for erosion to occur. In addition, since stormwater is un-treated, runoff across paved areas will accumulate contaminants that are harmful to fish.

In order to avoid damage from erosion, it will be important for Ucluelet to dissipate stormwater flow intensity and volume, thereby decreasing flow velocity and erosive power. The most favourable way to accomplish this is to mimic nature by putting water back into the ground where it can be partially stored, slowed down, using natural treatment capabilities of subsurface sediments (sand, topsoil, gravel), which will also benefit the natural vegetation.

Several demonstration projects have recently been developed in Ucluelet, where water is being collected in gravel fill trenches instead of pipes. Gravel surfaces, where appropriate, are being considered for parking areas and low-volume pathways. These concepts for stormwater management are very applicable to the developing properties within District of Ucluelet, particularly those that are currently forested. It is a well known fact that stormwater runoff volume will increase once land-clearing starts and trees removed, replacing pervious areas with paved surfaces and the like. By adopting standards to

innovatively manage stormwater "naturally" instead of using "the big-pipe-mentality", our sensitive foreshore areas will be protected as well as those properties affected en-route to the ocean.

Storm water management is an important issue to sustainable development in Ucluelet, particularly due to the high annual rainfall. Currently no pre-treatment of stormwater occurs before collected stormwater is discharged into streams, watercourses or the marine environment. It is appropriate to consider in-ground disposal of stormwater, where pervious soil deposits exist, since both flow volume and velocity can be dissipated and reduced, thereby reducing potential for erosion of sensitive riparian or marine habitat. It is recommended that oil separators be used with respect to all new paved parking surfaces associated with developments.

Currently storm water management practices are under review in the District of Ucluelet, in favour of innovative practices to reduce the potential impact of our periodically high intensity rainfall.

3.4 Transportation

The District of Ucluelet is currently serviced by one arterial standard road. This is not an ideal situation, particularly during emergency situations, when access and egress from the developed portion of Ucluelet could be compromised. It will be important to consider an appropriate location for an alternate access/egress from the developed portion of Ucluelet in the near future.

Sustainable development requires that consideration be given to both pedestrian and vehicular access routes. With the existence of a paved bicycle route from the Junction of Provincial Highway 4 and Pacific Rim Highway (ie. the Junction), which is 8 km in length, there is an opportunity for the District of Ucluelet to include both bicycle and pedestrian friendly access and egress routes into both existing and future development areas. This could include the provision of designated bicycle lanes along existing roadways, where applicable. Future developments should encourage "safe pedestrian walkways", preferably that discourage potential for vehicular conflict by creating and maintaining separation between pedestrian routes and vehicular routes. These objectives are consistent with the creation of "green space" linkages, in the context of "Smart Growth Concepts", which allow for walkways to be incorporated into green space linkages.

There is a need to develop a road network plan for safe movement of pedestrian and vehicular traffic into and within the community. This plan should also facilitate a connection between the existing and future trail system within and outside Ucluelet. It will be important to evaluate our current transportation in order to manage traffic and overcome safety issues in the future. This applies equally to roads for vehicles, as well as for pedestrian walkways and bikes.

Improvements will require an adaptive approach to modify existing roads, since development in many areas has already made some improvement options

difficult or impossible to complete. Our current traffic issues are exacerbated by the presence of trucks required to pick-up and remove fish offal from the fish processing plants. Transportation corridors can sometimes cross many properties and, therefore, forward thinking and planning is required to secure the interconnected lands that will some day result in transportation corridors and pedestrian / bicycle routes.

There are a number of offset intersections, where alignment improvements are required to increase safety. Since bedrock is near surface at many locations in Ucluelet, vertical and horizontal curves on existing roads tend to compromise visibility. As Ucluelet develops, care and attention will be required to preserve adequate sight distances in areas where poor visibility may compromise traffic safety.

Ucluelet is accessible by land, air and water services. Provincial Highway 4 is the only connector for vehicle traffic. Greyhound buses service Ucluelet seven days a week. A helicopter landing pad is located at the Federal Coast Guard Station and floatplanes utilize Island West Resort and the Whiskey Dock in the Ucluelet Inlet.

The Tofino-Ucluelet airport is owned by Ucluelet, Tofino and “Area C” within the Alberni Clayoquot Regional District and is located in the centre of Pacific Rim National Park.

The Francis Barclay is a round trip ferry service from Port Alberni to Ucluelet on Monday, Wednesday and Friday from June through to September that can transfer 200 passengers.

3.5 Solid Waste Management

Currently, there is no suitable location to dispose of land-clearing debris. In many locations, burning of land-clearing debris is prohibited and stump burning is not allowed anywhere within the District limits. In the future, land-clearing debris could be disposed of in conjunction with grinding of wood and mixing with other compostables to make a marketable fertilizer. In the short term, the Alberni Clayoquot Regional District accepts the debris at the municipal landfill, at a substantial cost to the consumer. It is important to note that adaptive and creative solutions to the land-clearing debris issue will be required in the near future; otherwise, cost of land clearing will become prohibitively expensive. Ucluelet will continue to work with the Alberni Clayoquot Regional District to find a regional solution to the stump disposal problem.

3.6 Police Protection

The Royal Canadian Mounted Police office in Ucluelet currently staffs one Sergeant, three Constables, and one full time and one part time office staff. Ucluelet is the proposed location for a main office for an amalgamation of the Ucluelet, Tofino and Ahousaht Police services.

Crime Rates are derived from the number of Criminal Code Offences per 1000 people. Ucluelet's crime rate was 133 in 2000, 127 in 2001 and 153 in 2002. Each of these crime rates is higher than the Provincial average crime rate.

Currently Ucluelet is recognized as a Canada Customs Clearance Centre where the RCMP conducts searches aboard boats at the "52 Steps dock". Custom checks for planes are currently not permitted in Ucluelet.

3.7 Fire Protection

The District of Ucluelet has an experienced volunteer fire department that is adequately equipped with two modern pumper trucks. As part of the water distribution system, the collective storage capacity of both water storage reservoirs is 2700 cubic meters. This available storage is sufficient to maintain general compliance with current fire protection requirements of the Fire Underwriters Survey.

"Social Context"

1. Housing

The 2001 Census reported that the total number of privately occupied dwellings was 615: privately owned dwellings made up 64% and privately owned rented dwellings made up 36%.

The Assessment Authority has listed the following characteristics for Ucluelet in 2004:

- 135 Vacant Residential
- 465 Single Family Residential
- 8 Strata Developments
- 159 Other Units (suites, duplexes, 8-plex multi family)
- 767 Taxable Residential Units

The average *market* value of owned occupied dwellings is currently \$155,000-\$160,000.

The 2001 census reported 325 people lived in Ucluelet between the ages of 15 and 24 at a time when Ucluelet's population was 1560. If this age group declines, tourism employers will lose a vital component of their work force. Since entry-level workers often work part time for a minimal wage, doing mediocre tasks. It would be inefficient for a business to have highly trained experienced workers staffing these positions. Therefore, affordable housing alternatives must be available within the community to provide security of housing for the tourist commercial sector.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino which puts added strain on the existing housing supply. The affordable housing issue in Ucluelet has ramifications on other growing industries and the changing needs of the community. Other industries are growing in

Ucluelet and struggle to house a growing work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

A range of housing types, tenures, and densities which meets the diverse needs of individuals and families of varying income levels and age groups needs to be provided within Ucluelet. Based on public comment, the range of affordable housing options should include: affordable housing; senior's housing; alternative multiple-family housing; small lot single family housing and housing combined with commercial and industrial uses. All housing should provide a safe, healthy environment with easy access to transportation, recreation, open space, shopping, schools, community services and facilities.

2. Schools

Ucluelet has one elementary school with 201 students and a capacity for 300. The secondary school has 229 students and a capacity for 320. The Ucluelet Secondary School serves the entire West Coast area. Inadequate on-site student loading and unloading facilities, combined with the severe shortage of on-site parking facilities is creating an unsafe traffic situation on the streets around both schools. This concern also adds to the congestion on Peninsula Road. The community of Ucluelet will closely work in conjunction with School District 70 to improve pedestrian safety.

North Island College was established in Ucluelet in 1977. The College has two staff members and offers a variety of courses ranging from literacy to second year university courses and vocational short courses. The College caters to local residents and businesses in the Clayoquot and Barclay Sound areas. The College recorded 60 academic students taking an average of 1.8 courses for the school year of 2002-2003. For the same school year, 52 short courses were offered.

Daycare services include 3 certified family childcare providers working out of private homes. All 3 providers are currently operating at a capacity of 7 children. There is currently no after school programs offered in the community. Steps are being taken by the voluntary sector to improve the lack of childcare services. Their goal is to provide more certified daycare facilities and after school programs, private and or public.

3. Healthcare

Ucluelet has one public health unit staffed with one health aid and one public health nurse. There is also a doctor's office open five days a week with three physicians available by appointment only. Chiropractic care is available in Ucluelet, while physiotherapy is available in Tofino. There are no registered massage therapists in Ucluelet at this time, but there are private massage therapists. There is currently a dentist service in Ucluelet which is in the process of changing venues.

Emergency ambulance services are provided to transfer patients to either the Tofino General Hospital or the West Coast General Hospital in Port Alberni. Tofino

Hospital has a birthing room and a physiotherapy department. Tofino General Hospital offers 24-hour emergency services, acute inpatient services, laboratory, X-ray, ECG and home health care. West Coast General Hospital in Port Alberni offers a number of services, which are not provided in Tofino. Some of these services include an intensive care unit, 4 LDRP (labour, delivery, recovery and postpartum), surgical specialties and visiting dental, ear, nose and throat specialists. There are approximately 390 staff members, 195 of which are full time.

The West Coast Women’s Resource Society (WCWRS) was established in 1992 to provide a multitude of services for women, particularly women of abusive situations. In 1991 a “Transition House” was created with the help of grant funding and in response to the survey, substantiated the need for a safe place for women and children fleeing abusive situations. The WWRS services an area from Hot Springs Cove to Ucluelet East. At present the WWRS operates the transition house and provides programs and counselling for women and youth. The WCWRS is open 18 hours per week for drop-in visits. The centre offers front-line crisis counselling, advocacy, special events, weekly meal gathering, informational and reference material, a lending library, fax and telephone access, and a limited amount of emergency food supplies.

In 2003, from January through May, the Centre recorded 601 contacts (453 drop in visits and 148 phone contacts). During this time frame the Centre was closed for a period of two weeks in which the Centre relocated to its current location on Peninsula Road (above the pharmacy.)

4. Public and Institutional Services

Ucluelet has a variety of public and private services to offer local residents and visitors.

Ucluelet is served by the following:

Public Services:

Canada Post Office	Ministry of Social Services
Provincial Government Agent	Royal Canadian Mounted Police
Provincial Court Services	ICBC

Voluntary and Non-Profit Organizations, Clubs and Associations:

Alcoholics Anonymous	Canadian	Pacific Rim Toastmasters
Coast Guard Auxiliary		Pacific Rim Whale Festival
Central West Coast Forest Society		St. Aidens on the Hill
Chamber of Commerce		Catholic Church
Crime Stoppers		Christ Community Church
Family Ties		Jehovah’s Witnesses
Food Bank on the Edge		Parent Advisory Committee
Historical Society		RCMP Auxiliary
Lions Club		Recreation Commission
Long Beach Arena Society		Recycling Association
Pacific Rim Arts Society		Search and Rescue
Pacific Rim Hospice Society		Tai Chi and Qi Gong
Pacific Rim Fish and Game Club		The (Folk Art) Painter’s Club

Thornton Creek Salmon Enhancement
Ucluelet and Area Child Care Society
Ucluelet Harbour Advisory Committee
Ucluelet Volunteer Fire Brigade

West Coast Community TV Association
West Coast Women's Resource Society
Wild Pacific Trail Society

The above is an incomplete list of the multiple voluntary and non-profit organizations, clubs and associations available in Ucluelet. The Chamber of Commerce has listings to find the names and contact information of the above listings and or other organizations.

5. Recycling

Ucluelet currently has two recycling facilities. The Bottle Depot located on Bay Street accepts any beverage containers except for milk and soy products. The beverage containers accepted include glass, aluminum cans, tetra-packs, bi-metals, bag-in-a-box and plastic. The Bottle Depot also accepts scrap metals like aluminum, brass or copper. The Recycling Association runs the other recycling facility in Ucluelet, located at the District Public Works yard on Peninsula Road near Pacific Crescent, on a volunteer basis. They accept cardboard, mixed paper (which includes magazines), office paper, newspaper, glass, any plastic with a recyclable symbol, tin cans and milk jugs. Currently, the Recycling Association cannot do anything with the glass. They are in need of a glass crusher, cardboard bailer and storage space. There are presently 6 core volunteers and 15-20 temporary volunteers. The largest issue the Recycling Association faces is transportation of recyclables to Port Alberni and Nanaimo. They rely on empty freight trucks departing from Ucluelet which requires planning, participation and some funding to pay truck drivers additional wages for periods of unloading.

Regional Context

Ucluelet is located on Canada's most western tip of land and is bound by the edge of the Pacific Ocean. Ucluelet and its neighbor to the north, Tofino, are located at either end of the narrow Ucluth peninsula. Ucluelet is located between the south end of the Long Beach Unit of the Pacific Rim National Park Reserve and the north end of the Broken Group Islands Unit of the Park Reserve. Ucluelet, being situated at the south end of the Ucluth Peninsula is considered to be a gateway to the Pacific Rim National Park Reserve.

Pacific Rim National Park Reserve and Ucluelet Chamber of Commerce Visitor Information

Ucluelet is centrally located in the Pacific Rim National Park Reserve: one of the most renowned National Parks in Canada. The park attracts a large number of visitors annually and subsequently draws visitors to Ucluelet. Figure 1 depicts the number of visitors Pacific Rim National Park recorded each year from 1997 to the present. The majority of these visitors come to the west coast between April and September.

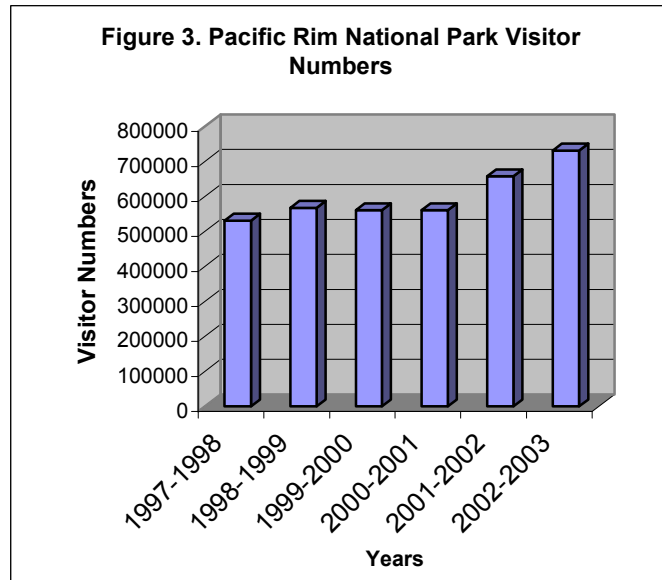
The Ucluelet Chamber of Commerce reported receiving 21,573 visitors in the year 2000, 31,110 visitors in the year 2001 and 32,230 visitors in the year 2002.

The majority of visitors to Pacific Rim National Park in the year 2000 and 2001 were Canadian (64%). The majority of this domestic market came from British Columbia (63%) followed by Alberta (17%). The next largest group of visitors was American (15%) and the remaining visitors surveyed were from Germany (6%), the United Kingdom (4%) and France (1%).

In 2002, the Ucluelet Chamber of Commerce stated that the majority of visitors to the Information Centers were Canadian (67%): 22% local residents, 22% British Columbian, 15% Albertan and 8% from other Canadian provinces. The next largest group of visitors came from Europe (14%), followed by Americans and Mexicans (11%). The smallest groups were from Asia and Australia (6%) and 'other' (2%).

Parks Canada noted the following five major trip motivators of visitors surveyed and ranked in order starting with the most important:

- Viewing Scenery (82%)
 - Healthy Ecosystem (61%)
 - Recreational Experience (60%)
 - Viewing Wildlife (56%)
 - Away From Crowds (56%)
- Walking and hiking were the popular activities reported respondents and 34% of respondents indicated that they hiked the Wild Pacific Trail Ucluelet. The majority of respondents (86%) stayed on the coast. Of these visitors, stayed for 1 to 3 nights, stayed 4 to 6 nights and stayed for 7 or more nights. Out



Getting most by had in west 54% 22% 10% of all

the respondents who stayed in hotels, 2% reported staying in Ucluelet. Of the respondents who stayed in bed and breakfasts, 3% indicated staying in Ucluelet and 18% stayed in private homes or cottages located in Ucluelet.

Clayoquot Sound UNESCO Biosphere Reserve

The Clayoquot Sound Biosphere was designated on May 5, 2000 by the United Nations. Biosphere Reserves are internationally recognized as areas of terrestrial and or marine ecosystems and aim to promote and demonstrate a balance between humans and the natural environment. The Clayoquot Sound Biosphere had to first be approved by the Canadian Federal Government before it was submitted to the United Nations for approval and designation. The guiding philosophy of the Clayoquot Sound UNESCO Biosphere Reserve is ““Life in the Balance”, a principle philosophy of the local Nuuchah-nulth First Nations.

The goals and objectives of Biosphere Reserves are to develop local solutions regarding conservation and sustainability to be shared between other reserves, people and the environment. The educational approach of the Biosphere Reserves helps to raise awareness of the interconnections between ecosystems, and to initiate planning and community activity which is sustainable in order to protect and provide for future generations. The designation of the Clayoquot Sound Biosphere was accompanied by an endowment fund by the Federal Government in the amount of \$12 million as the Clayoquot Biosphere Trust, the interest earned aids local research, education and training in the region. Biosphere Reserves serve to combine the following three functions: Conservation: contributing to the conservation of landscapes, ecosystems, species and genetic variation. Development: fostering economic development, which is ecologically and

culturally sustainable. Logistic Support: research, monitoring, training and education related to local, regional, national and global conservation, and sustainable development issues. The Biosphere Reserve creates many unique opportunities for Ucluelet due to its close proximity to Clayoquot Sound. The UNESCO designation draws more visitors to the area and attracts internationally recognized researchers to the area.

Part II

“The Vision”

Steering Committee Vision

The desired Ucluelet is an attractive, safe, healthy, friendly, vibrant, ecologically sound maritime community contained by nearly 40 kilometers of waterfront, greenbelt, and natural environment.

Ucluelet’s built and natural environment respects, above all, the outstanding diverse natural habitat and optimizes recreational opportunities for its citizens and its visitors. Ucluelet residents enjoy a high quality of life built upon a sustainable and diversified local economy;

- *The waterfront is particularly emphasized and made accessible to all through trails and walkways where feasible;*
- *A vibrant commercial core created around the harbour front provides an attraction for the visitors and local residents;*
- *Suitable, safe, healthy housing with easy access to transportation, recreation, open space, shopping, schools, and extensive community services is provided to meet the diverse needs of individuals and families at varying income and age levels;*
- *The road network proposes a new alternate route through the Weyerhaeuser lands. Vehicle movement is improved with the provision of off-street parking, and safe loading and unloading spaces, encouraging non-motorized pedestrian movement.*

Ucluelet has included major involvement of the community into the Official Community Plan, at a grass-roots level. In addition to District staff, a major factor was the help garnered through Malaspina University College to gather information from the public and to help undertake the public participation process.

A variety of public consultation activities were completed between June 2003 and September 2003. A compilation of all the comments made at the coffee shop meetings, open houses, picnics, co-op tables, steering committee, community focus groups and the community survey can be found in Appendix “A.” The list includes both supportive and non-supportive opinions including criticisms.

A Steering Committee composed of a cross section of community members worked on all aspects of the OCP and met throughout the summer. The Steering Committee also identified the above vision statement. This Plan represents the Steering Committee member’s dedication and commitment to listening to the community and each other as well as the hopes and dreams of individuals of Ucluelet.

Part III “The Plan”

Introduction

The vision of Ucluelet as presented in Part II of the Plan is further articulated in this Part for the purpose of guiding future development of the community. This part deals with three growth development strategies; Growth Management, Economic Development, and Social Development followed by a series of detailed development policies arranged in the following eight subject areas:

1. Growth Management;
2. Natural Environment;
3. Land Uses;
4. Public & Institutional Facilities;
5. Parks, Recreation, Culture and Heritage;
6. Transportation;
7. Municipal Services;
8. Public Input.

These *development strategies* and *development policies* form the backbone of the Plan and are an integral part of its implementation process.

As a guide to future development, it is important that the Plan be flexible. The future cannot be predicted with certainty. This flexibility can allow incorporation of innovative ways to achieve the vision as opposed to following a set of precise regulations.

Although the Plan should be *flexible*, it should also be *direction oriented in terms of District Council*. This will provide the municipality with an appropriate course to pursue in the management of land use and development. These two elements, *flexibility* and *direction oriented*, are the cornerstones of growth management in the Plan.

General Development Strategies

Ucluelet as a Sustainable Community

Many of the elements identified in the community values listed above can be related to the concept of “sustainable development”, meaning development which does not sacrifice long-term environmental quality for short-term benefits and preserves resources and the environment for future generations. Sustainable development involves a better integration of the environment and the economy on an ongoing basis. It does not imply total preservation or non-development, but requires that decisions made by the Ucluelet Council, industry, and individuals consider all biological, social and economic consequences.

This Plan embraces the principle of sustainable development and provides a VISION for Ucluelet’s future in which economic, environmental, and social objectives are integrated.

1. Growth Management

The Ucluelet area contains some of the most attractive scenery to be found anywhere. Its location

on the edge of the Pacific Ocean and northwest extremity of Barkley Sound, surrounded by a world-class tourism destination, the Pacific Rim National Park, provides excellent opportunities for a wide variety of summer and winter recreation uses and other tourism related activities.

The following elements are considered necessary for inclusion in the growth management strategy for Ucluelet:

1. Identify areas considered suitable for development and redevelopment and assign land uses and densities to create a desired sustainable development pattern with the most efficient use of municipal infrastructure and community services;
2. As a continuation of the previous OCP, Ucluelet should pursue a long term boundary extension to touch the Pacific Rim National Park Reserve boundary, in order to have direct control over the development of the area between the existing boundary and the Park Reserve south boundary;
3. Further identify and define areas for the conservation of natural environment and recreational resources.

2. Smart Growth Policies

The District shall endorse and promote the following Smart Growth principles in new development and redevelopment of existing properties:

- Undertaking development in a compact fashion;
- Supporting mixed use development;
- Promoting alternative development standards;
- Protecting sensitive environmental areas;
- Reducing (eliminating) detrimental economic, environmental, and social effects of development;
- Promoting multi-modal forms of transportation;
- Integrating open space into daily living;

In response to changes in the resources industry in Ucluelet, new initiatives in adventure and eco-tourism are emerging. Which, combined with the quest for a better quality of life in a healthy and clean environment, a low crime rate and affordable services could dramatically trigger the population and economic growth of Ucluelet. During the past three years, Ucluelet has seen more new construction than the previous 20 years combined with a total assessed tax base increase of 23% between 2003 and 2004.

The District of Ucluelet can influence and control the nature and pace of growth within the municipality. It is important for the community to maintain its sense of place and character while allowing for development to take place on a manageable basis. The land use designations set out in the 1998 OCP version were flexible and manageable to the extent that there were only (6) OCP amendments over a five year time frame. This is indicative of a land use plan that is flexible enough to change with the tides of development while protecting the community's interest.

3. Economic Development

The economy of Ucluelet has traditionally been based primarily on the forest, fishing and mining industries until their recent decline. It serves a trading population of about 4,000 in addition to an increasingly large number of tourists attracted by its pristine scenic beauty. 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 but at the same time maintaining and promoting the existing industries. It is important that Ucluelet maintains a diversified economy and retains its “traditional” character. As well, there is an immediate need to create business and employment opportunities for local residents and youth. Ucluelet needs to expand its retail and service commercial uses to better service the visitors and residents in its trading area.

The Economic Development Strategy for Ucluelet should include the following elements:

1. Pursue a revitalization programme for the commercial area recognizing the need to emphasize the Village Square area as the “focal” point for increased socio-economic activity along the harbour;
2. Promote redevelopment of the commercial area on Peninsula Road to fill in the gaps between existing buildings and remove voids between existing commercial uses;
3. Minimize existing land use conflicts between commercial and other uses;
4. Promote the harbour area, including the docks and the waterfront
5. promenade, as the main commercial, cultural and social centre of Ucluelet;
6. Encourage the location of the following uses in the harbour area:
 - pedestrian oriented retail and personal service uses;
 - offices;
 - cultural, entertainment and social facilities;
 - public and institutional uses;
 - multiple family residential uses above retail, office or other facilities in multi-storey buildings, provided that the design ensures amenity and quality of life; and
 - tourist accommodation uses.
7. Encourage building design, facade and signage that complement the west coast and a fishing village heritage;
8. Create a strong linkage between the commercial area on Peninsula Road and the harbour;
9. Develop a multi-use urban space in the form of a village square within the harbour area;
10. Enhance the pedestrian character and visual appearance of the harbour area through appropriate architectural design measures, landscaping, and development permits;
11. Promote adequate off-street parking throughout the commercial and tourist commercial areas;

12. Require all new commercial developments to provide necessary upgrading of municipal services, including but not limited to roads, bicycle paths, pedestrian sidewalks and trails, and utilities. Where possible, the new hydro services shall be installed underground; Create a world class eco-system institute;

4. Social Development

The most recent statistics indicate that more than half of Ucluelet's population is in the 24 to 64 year old age bracket. The downturn in the forest and fishing industries has created a significant amount of unemployment. This phenomenon, accompanied by the lack of employment opportunities for youth poses the problem of social instability. This problem is further exacerbated by lack of job training facilities and inadequate recreational facilities, especially for residents. The transient nature of employment associated with the tourist industry and fish-processing plants creates inconsistent employment opportunities

The community via the comments made at the Official Community Plan open houses has clearly indicated the need for: improved social services, youth facilities, and improved human services for women and families. The need for childcare and youth services can also be expected to grow along with the need to provide services and facilities for seniors.

The major elements of a social development strategy for Ucluelet are as follows:

1. Promote a balanced population structure by improving present employment opportunities for the unemployed and youth;
2. Promote development of recreational and cultural activities for all age groups;
3. Ensure the provision of adequate services for childcare;
4. Encourage the development of a wide range of housing types, tenures and densities that satisfy the diverse needs of individuals and families of different economic and age levels.
5. Create a social development reserves fund through new development and expanded tax base.

Specific Development Policies

1. Growth Management

1.1. Boundary Extension

GOAL: To acquire land adjacent to the Pacific Rim National Park Reserve in order to guide the development and use of land.

OBJECTIVES:

1. To protect the character and design of the community and to allow for more emphasis to be placed on the future development of the area.

2. To establish limits for the provision of municipal services and provide protection for the Lost Shoe Creek Aquifer.
3. To allow for timely reactions to land use issues and to ensure the municipality has jurisdictional control over issues that effect Ucluelet.

POLICIES:

1. Municipal infrastructure shall not be extended beyond its boundaries.
2. Protect the Lost Shoe Creek Aquifer situated in close proximity to the junction between Ucluelet and Tofino.
3. Prior to municipal boundary extension, seek cooperation of the Alberni-Clayoquot Regional District and take all steps necessary to monitor and pursue bylaw enforcement and land uses and to ensure preservation of a green belt along the highway in keeping with the pristine natural environment of the area.
4. Ensure protection of a green belt along the highway in keeping with the pristine natural environment of the area.

2. The Natural Environment

GOAL: To identify, protect and, where possible, enhance environmentally sensitive aquatic and terrestrial natural resources for the long term benefit of fish and wildlife, natural ecosystems, and the enjoyment of present and future population and visitors to the municipality.

OBJECTIVES:

1. To protect and enhance natural land forms and ecosystems.
2. To ensure the health and safety of the residents and visitors, and minimize the risk of damage to property and life resulting from hazardous natural conditions.
3. To harmonize existing development and the natural environment.

POLICIES:

1. Identify, protect and enhance environmentally sensitive areas (ESA). These include natural watercourses, marine foreshore areas, and steep rocky terrestrial areas.
2. Require developers to follow the best development practices within the Ministry of Water, Land and Air protection, Land and Parks (BC Environment – Vancouver Island Region) Environmental Objectives, Best Management Practices, and Requirements for Land Development (March 2001 Version).
3. Require environmental impact assessments prepared for subdivisions or development of parcels greater than 2.0 hectares in area for all types of developments and subdivisions.
4. Identify natural watercourses, including tributaries, and maintain them in a natural state, through designation as Environmentally Sensitive Areas (ESA). Discourage

- development of floodplains and estuaries.
5. Prohibit septic tanks in the municipality.
 6. Protect existing green space/open space and foliage by appropriate regulations and guidelines.
 7. Encourage tree planting and landscaping in all new subdivisions and developments.
 8. Promote domestic, commercial and industrial waste recycling programs
 9. Limit or prohibit development within ESA's with guidelines and bylaws to protect the environment.
 10. Adopt the principle of minimal impact to the aquatic environment by adhering to the Land Development Guidelines for the Protection of Aquatic Habitat (Ministry of Environment, Lands and Parks) and Water land and Air Protection stormwater management guidebook.
 11. All storm water discharges should be designed based on Best Management Practices as recommended in the publication titled "Urban Runoff Quality Control Guidelines for B.C. (Ministry of Environment, Lands and Parks)".
 12. Create a “green design” option or incentive for developers.
 13. Create a long term plan and location for the disposal of stumps and debris from development sites.

3. Land Use

GOAL: To create sustainable development which is sensitive to the physical, cultural and economic values held by Ucluelet.

OBJECTIVES:

1. Promote “getting back to knowing our neighbors”, being in touch with our surroundings, having a sense of place, being physically active and healthy by incorporating green design into our lifestyles as well as our shelter and infrastructure.
2. Practice ecological planning and design to achieve maximum ecological capacity, increased demand for natural amenities and sustainable development;

POLICIES:

1. Promote creation and maintenance of a community garden;
2. Adhere to Appendix III of this plan with regard to land use exceptions;
3. Continue acquiring green space through new developments;
4. Add more walkways and bike paths;
5. Link parks and green-space;

6. Designate and expand public access points along the harbour and waterfront beaches;
7. Continue community market;
8. Promote planting rhododendrons along the Bike Path;
9. Create a 5% density bonusing category for the use of LEED design guidelines for new construction or renovation as approved by the municipality or under the accreditation of LEED international;
10. Create development incentives for developers to utilize LEED standards as monitored by the municipality.
11. Introduce the LEED density bonusing under the Comprehensive Development Area guidelines.
12. Aspects like a community garden can also offer educational possibilities for the entire community and add an element of localization, for example, by providing fresh produce in addition to aesthetic benefits and physical activity.
13. It is becoming abundantly clear that a new relationship between land development and the natural environment has to be initiated in order to maintain Ucluelet's goals regarding sustainability. In terms of development, specific site and building design concepts will have significant impacts on the environment.
14. To create sustainable development through alternative development standards (ADS)
15. Increase efficiency and affordability;
16. Reduce infrastructure costs to the municipality in the future;
17. Promote the use of ADS, where appropriate, within new developments as well as the redevelopment of the built environment;
18. Create and an ADS checklist.

3.1 LEED - Leadership in Energy and Environmental Design

LEED is leading the way for setting and implementing sustainable development ethics and practices throughout North America and the world. The Canada Green Building Council in accordance with the Canadian Model of Energy Code has developed a Canadian version of the LEED rating system for Buildings under Natural Resources Canada. LEED is a relatively new concept in Canada. The LEED system is designed on a consultation basis for voluntary parties interested in incorporating green design principles in new and renovation projects. The program is designed on a four-tiered scale ranging from certified, silver and gold to platinum. The tiers are defined in terms of allocating points based on achieved green design standards in developments. The points are defined by LEED in correspondence to specific development attributes related to site development, water efficiency, energy efficiency, material selection and indoor environmental quality. The five general categories and applications of LEED guidelines are as follows:

Site Development: Management and control of storm water runoff to reduce pollution, encourage and promote pedestrian and bicycle friendly transportation in terms of sidewalks

and trails, provide sufficient green space and encourage higher densities to minimize urban sprawl.

- ✓ Water Efficiency: Eliminate the need for landscape irrigation, reduce water consumption levels, reduce and or treat wastewater on site.
- ✓ Energy Efficiency: Lower energy consumption, utilize renewable sources of energy, eliminate ozone depletion chemicals.
- ✓ Material Selection: Reuse construction materials either existing or salvaged, use recycled building materials, use materials that are renewable, and reduce overall construction waste.
- ✓ Indoor Environmental Quality: Utilization of daylight interiors, materials that release minimal or no gases, good air ventilation and windows that open and can be controlled by individuals in the indoor environment.

Sustainable Alternatives

At this time LEED is not a requirement for developers but rather an option. Registering with LEED and applying the LEED standards can be a lengthy and entailed process. There are numerous other opportunities for developers and individuals in the community to implement sustainability into their plans, on their own terms. Below are some basic and affordable options for implementing sustainable and green design elements into a new or renovation project.

Site Selection and Design:

- ✓ Limit tree removal by at least 25% to maintain aesthetics and local character; disturb the site as little as possible
- ✓ Assess the site slope and make considerations to reduce need for cutting and filling dirt and groundcover
- ✓ Provide convenient transportation (bike path, walking trails, close proximity to bus system or other alternative public transport) as part of the site design process;
- ✓ Underground parking to reduce amount of pavement, heat islands stormwater runoff and site disturbance.
- ✓ Treat storm water onsite before it is released into a sewer system.

Water Efficiency:

- ✓ Installation of low flow plumbing fixtures (faucets, showerheads, toilets), waterless urinals, efficient appliances that use substantially less water (front-loading washing machines, dishwashers)
- ✓ Eliminate the need for landscape irrigation, install low flow irrigation systems or use gray water for irrigating
- ✓ Plant native species.

Energy Efficiency:

- ✓ Install energy efficient lighting (compact fluorescent light bulbs)
- ✓ Install energy efficient appliances (frontloading clothes washers and dryers, dishwashers, gas cooking stoves and refrigerators that use less energy, ie. BOSCH).
- ✓ Maximize insulation and caulking in walls, attics, crawl spaces, around windows and doors to keep out unwanted warm or hot outside air and maintain desired and controlled temperatures within.

Construction Materials:

- ✓ Reuse materials in renovations by deconstructing a building as opposed to demolishing. This reduces waste that has to be hauled away, substantially saving transportation and disposal costs.
- ✓ Purchase reused or recycled materials. There are numerous durable materials available on the market in terms of recycled glass tile, carpet, bamboo wood, salvaged wood, etc.
- ✓ Use materials that are renewable.
- ✓ Use wood that is free of formaldehyde (can create toxic indoor environments)
- ✓ Recycle construction byproducts to save costs and reduce impacts on the environment. Wood, carpet, drywall, asphalt and masonry can all be recycled, however, it is wise to consider the remoteness of Ucluelet and recycling transportation costs can be substantial, therefore, try to reduce construction materials in the design phase and throughout construction and figure out ways to recycle locally.
- ✓ Provide recycling and composting facilities on site for all types of development. In Ucluelet there is a lack of topsoil for landscaping and composting is a necessity and saves money from having to purchase soil.

3.2 Residential Development

GOAL: The provision of a variety of housing types and densities for a diverse population.

OBJECTIVES:

1. To ensure the provision of a range of housing types, tenures, and densities, which meet the diverse needs of individuals and families of varying income levels and age groups.
2. To provide affordable housing opportunities.
3. To provide the most efficient use of services including physical infrastructure, human, social, and commercial services.

POLICIES:

Multifamily Development

1. Encourage the development of multi-family residential units where appropriate.
2. Encourage residential development above or below the first floor in the Harbour area and the Peninsula Street commercial area.
3. Provide density bonuses for the provision of underground or concealed parking and amenities.
4. Offer density bonusing for the provision of affordable housing units in multiple family and comprehensive developments.
5. Allow mixed density residential uses in areas designated for comprehensive development.

Comprehensive Development

1. Maintain the “Comprehensive Development Area” future land use designation.
2. Designate large undeveloped parcels as Comprehensive Development Areas to be developed according to a comprehensive development plan providing for a mix of housing types with overall residential density ranging from 5 to 25 units per hectare, depending on the provision of public open space or other public amenities;
3. neighbourhood scale commercial facilities;
4. recreational facilities including pedestrian and bicycle trails;
5. strongly encourage affordable housing equating to a minimum of 10% of the total number of housing units.

Affordable and Special Needs Housing

1. Offer density bonuses in exchange for the provision of affordable housing units in multiple family and comprehensive developments.
2. Permit secondary suites in single-family dwellings with sufficient off-street parking. Permit Vacation rentals as an alternative development form.
3. Encourage development of mobile/modular home parks with high quality site design, screening and landscaping.
4. Investigate alternative housing options, including bare land strata and small lot subdivisions.
5. Promote rental housing development, using comprehensive development zoning to provide incentives.
6. Use comprehensive development zoning to accommodate special needs housing development, guest house accommodation, and the provision of housing for

seasonal workers.

7. Remove development barriers and provide flexibility and incentives to encourage the creation of affordable housing.
8. To zone land using low to moderate densities and to use density bonusing to secure affordable housing in any larger development.
9. To increase the number of affordable housing units in Ucluelet by encouraging mixed land use wherever possible and to encourage secondary suite developments.
10. To enforce specific requirements from developers to increase affordable housing stock.
11. To zone land inclusionary and to require that anywhere from 15% to 20% be deemed for affordable housing in multi-family developments.
12. To encourage developers to provide 15% to 20% staff housing for employees' needed to staff new developments in tourist commercial developments.
13. To encourage private, non-profit and co-operatively run housing units.
14. The management of affordable housing is very difficult. Deed restrictions and covenants must be placed on the housing units to ensure that they will be affordable in the future or the developer may enter into a housing agreement with the District of Ucluelet to ensure affordable housing is consistent with the Canada Mortgage and Housing Corporation definition of affordable housing. Rental agreements must be established to ensure controlled cost of rent levels. A preventative maintenance management plan should be developed to ensure that safety and health standards are kept up and monitored by yearly inspections. Many staff accommodations are known for unhealthy living standards. Management of affordable housing should be looked at further when more substantial affordable housing is gained in Ucluelet.

3.3 Commercial Development

GOAL: The provision of a full range of commercial facilities and services for the convenience of residents and visitors and for the economic vitality of Ucluelet

OBJECTIVES:

1. To provide the best variety of services and facilities for the enjoyment and use of residents and visitors.
2. To enhance the vitality of the District through the establishment of new businesses and the creation of employment.
3. To establish a hierarchical commercial structure consisting of various levels of retail and office services including:
 - ✓ Core Commercial (Village Square)
 - ✓ Neighbourhood Commercial
 - ✓ Service Commercial

✓ Tourist Commercial

4. To improve the appearance and design of commercial areas.
5. To discourage strip commercial development.
6. To strengthen neighbourhood integrity and provide convenient services within easy walking distance.
7. To promote pedestrian activity.

POLICIES:

Core Commercial (Village Square)

1. Designate the area between Birch Street, Peninsula Road and Bay Street and Ucluelet inlet as the Village Square Area.
2. Encourage coordinated redevelopment of the Village Square Area.
3. Ensure that the development/redevelopment of Village Square Area proceeds to the following core concepts:
 - ✓ High quality architectural design reflecting the west coast architectural style and the “fishing village” heritage of Ucluelet;
 - ✓ Mixed pedestrian oriented commercial and residential land uses;
 - ✓ Maximum connectivity with the harbour promenade and the Peninsula Street commercial area.

Neighbourhood Commercial

1. Encourage the development of neighbourhood commercial nodes where appropriate;
2. Ensure design compatibility with surrounding neighbourhoods by requiring that the development proceed under a Development Permit.
3. Exclude 24 hour businesses from neighbourhood commercial nodes.
4. Permit neighbourhood pub developments only if the following conditions are met:
5. a majority of the residents of the affected neighbourhood support the proposal;
6. the proposed development can be integrated into the fabric of the local area in terms of design and function.

Service Commercial

1. Designate properties along Peninsula Road for automobile oriented commercial uses.
2. Promote infill commercial development along Peninsula Road.

3. Require that all off-street parking be provided at the rear of buildings fronting on Peninsula Street or access to off-street parking be provided from other streets in the District.

Tourist Commercial

1. Encourage tourist commercial development to be continued within the following general areas:
 - ✓ DL 281
 - ✓ Reef Point Area
 - ✓ Inner Boat Basin
2. Encourage the development of tourist/resort accommodation nodes on the Weyerhaeuser property.
3. Encourage the redevelopment of properties fronting onto the Ucluelet Inlet ensuring:
 - ✓ the provision of public access to the waterfront;
 - ✓ high quality architectural design reflecting the “fishing village” heritage of Ucluelet;
 - ✓ protection and enhancement of view corridors;
 - ✓ attractive landscaping.

3.4 Industrial Development

GOAL: The enhancement of the economic viability of the District through the diversification of the local economy and the provision of employment opportunities.

OBJECTIVES:

1. To ensure a diversified local economic base.
2. To provide additional employment opportunities.
3. To direct industrial development off Peninsula Road and into the eco-industrial park or harbour area where appropriate.
4. To minimize detrimental effects of industrial development on the natural environment and surrounding areas.
5. Support and encourage diverse industrial activities on the inner harbour.

POLICIES:

1. Designate an eco-industrial park to locate the majority of new industrial uses and developments in Ucluelet;
2. Encourage the development of high-paying and labour intensive Industries;

3. Encourage environment-friendly industries.
4. Promote office and commercial uses in industrial areas which complement industrial redevelopment; except those that specifically cater to industrial clients.
5. Require a high quality of site design including extensive landscaping and visual buffers from non-industrial uses.

4. Public and Institutional Facilities

GOAL: The provision of a wide range of public and private institutional facilities and services to enhance the quality of life in the District.

OBJECTIVES:

1. To provide the highest quality of healthcare, childcare, education, and government services possible.
2. To concentrate public institutional facilities in the Village Square area or on Peninsula Road between Bay Street and Matterson Drive.
3. To provide for and promote a seniors complex on DI 282.
4. To provide a centrally located community centre, servicing a wide range of community needs and equipment.
5. To commemorate the cultural history of the area through the recognition and documentation of all cultures and eras.

POLICIES:

Village Square Area

1. Encourage the development of all public and private institutional facilities and services in or around the Harbour area or in its close proximity on Peninsula Road between Bay Street and Birch Street.
2. Designate the Harbour area and the Peninsula Street area between Bay Street and Birch Street as the Village Square Area.

Health Care

1. Encourage the consolidation of local health facilities in the form of a community health centre in the Village Square area.
2. Support upgrading of the curriculum and career training programs at the local high school.
3. Encourage the provision of improved off-street loading and unloading facilities for parents and school buses through a redevelopment plan of Peninsula Road.
4. Promote post-secondary, local education, through the support of the community college system (North Island College).

5. Encourage the development of seniors' oriented facilities adjacent to the Village Square.
6. Encourage the development of childcare services and facilities within existing and new developments.
7. Encourage greater services for youth.

5. Parks, Recreation, Culture and Heritage

GOAL: The provision of a diverse range of recreational and cultural opportunities for the enjoyment of residents and visitors.

OBJECTIVES:

1. To provide a comprehensive parks and recreation system emphasizing access to the waterfront, walking and cycling.
2. To provide an array of cultural services and facilities for the enhancement of community life.
3. To support development of active recreational and cultural activities in collaboration with the School District.
4. To promote a healthy and sustainable community through the development of programs focused on teaching appropriate social and life long learning skills.
5. To provide an opportunity for residents to enjoy learning about “West Coast” life through relevant activities focused on the outdoors and culture.

POLICIES:

Parks & Open Space

1. Develop an open space network consisting of:
 2. Neighbourhood parks (with minor facilities);
 3. Community parks (with extensive facilities);
 4. Nature Parks (with or without trails);
 5. Linear Parks (with walkways and bikeways);
 6. Greenbelts.
7. Connect the above elements with the Village Square and the waterfront to form an integrated open space system.
8. Create a parkland DCC component within the review of the DCC bylaw.
9. Develop a waterfront promenade beginning at the Village Square.
10. Encourage the dedication of a minimum 7.5 metre wide leave strip as parkland from properties subdividing or developing along the marine waterfront (or 15-30 metres from natural water courses) identified as environmentally sensitive areas (ESA's) and considered suitable for preservation or rehabilitation, unless otherwise

stated within an environmental impact assessment report.

11. Acquire additional parkland elsewhere on the basis of neighbourhood needs or overall network requirements.
12. Require a minimum 5% parkland dedication or money in lieu of payment in new subdivisions.
13. Acquire parkland through density bonusing in Comprehensive Development Areas.
14. Continue the systematic development of recreational facilities in consultation with the School District, and private enterprise.
15. Prepare a parkland and open space plan for the District.
16. Continue to promote the development of a community centre with performing arts facilities.
17. Promote civic art and encourage support for civic art in the Village Square.
18. Support the creation of a museum for the community of Ucluelet.

Heritage

Establish an inventory of archaeological and heritage sites in the District.

Promote the preservation of identified archaeological and heritage sites in the District.

6. Transportation

GOAL: The development of a safe and efficient transportation system for the movement of people and goods within the District.

OBJECTIVES:

1. To ensure a safe and efficient road network with enhanced connections for the overall integration of land uses in the District.
2. To develop a network of safe bicycle and pedestrian routes into and throughout the District.

POLICIES:

1. Pursue the upgrading of the existing street network to current municipal standards.
2. Maximize on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.
3. Secure on-site parking or parking within 100 metres or money in lieu for provision of parking with all new proposed developments.
4. Pursue immediate improvements to public transportation services, linking Ucluelet to Port Alberni and Nanaimo.
5. Develop a comprehensive network of pedestrian and bicycle routes along existing and future roads.
6. Improve pedestrian connections between the Village Square, waterfront, and the

residential areas of the District.

7. Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.
8. Discourage on-street parking around the perimeter of existing schools.

7. Municipal Services

GOAL: The efficient provision of infrastructure services to meet present and future needs.

OBJECTIVES:

1. Require that developers pay for the servicing costs associated with new developments.
2. Provide funding for key capital works projects through the use of development cost charges.
3. Provide an emergency services DCC component into the revision of the DCC bylaw to ensure developers pay for upgrades to emergency services directly related to new construction.
4. The existing wastewater collection (sewage) system, including present levels of infiltration and inflow should be corrected immediately to increase the capacity of the wastewater treatment facilities.
5. Restrict development to areas where municipal services and facilities are available, unless such services and facilities are provided at no cost to the District and its taxpayers.
6. Secure Statutory Right-of-ways for storm drainage areas to ensure access for maintenance and provide for the upgrading of existing drainage courses.
7. Identify all drainage courses for integration into an overall drainage plan for the District.
8. Waste recycling measures should be promoted to reduce future increased demand for garbage disposal.
9. No extension of municipal services should be allowed outside municipal boundaries without Council approval.
10. Encourage the provision of adequate fire and police protection services for both present and future development.

8. Public Input

GOAL: The maintenance and enhancement of public participation in the planning and community development process.

OBJECTIVES:

1. To strengthen communication between the Municipal Council and residents.
2. To foster the development of neighbourhood identity interaction.

POLICIES:

1. Require developers and speculators of property to post signs on abutting streets advising the nature and extent of the proposal, and to hold public information meetings in the neighbourhood, in addition to statutory Public Hearings.
2. Promote active and regular flow of information to the public via news media, newsletters, and neighbourhood meetings.
3. Involve youth in public participation programmes of all Municipal Committees and Commissions.
4. Encourage community participation in monitoring the health of the environment (marine, freshwater, terrestrial) within the plan area.

Part IV

“Implementation”

1. Introduction

The simple act of stating community goals and objectives never assures their realization. Rather, it is necessary to utilize a variety of methods to confirm that aspirations of the community are consciously being worked towards. In order to fulfill the vision expressed in Part II of this plan, the policies contained in the previous section must be implemented. A program of implementation helps to facilitate the orderly development and control of land in the best interests of the community. The process of implementation includes many different elements, which reflect legislative authority, municipal procedures and council policies. The following is a brief summary of the key components in the Official Community Plan implementation program.

1.1 Map Schedules

The following maps are included in the Plan to graphically depict the District policies on future land use, transportation network, and development permit areas:

- Schedule “B” Future Land Use Plan
- Schedule “C” Development Permit Areas
- Schedule “D” Transportation Plan, including the Cycle Network Plan
- Schedule “E” Watershed Boundary Map
- Schedule “F” Wild Pacific Trail Map

1.2 Other plans and documents

Additional plans intended for inclusion in the Official Community Plan at a later date include:

- ✓ Village Square Master Plan
- ✓ Parks Master Plan
- ✓ Parking Plan

The following are studies and policy documents required for further refinement of the Plan:

- ✓ Traffic Study
- ✓ Housing Studies
- ✓ Drainage Studies
- ✓ Heritage Site Inventory

1.3 Development Permit Area Guidelines

Guidelines which are focused toward development within specific areas of Ucluelet are designated in the Plan. Normal zoning regulations do not always provide reasonable flexibility or control over the positive innovative developments to be facilitated. Development Permit Areas are a method of providing greater flexibility and uniform enforcement of specific development guidelines. These guidelines reflect the policies of the Community Plan and assist District Council and staff in evaluating development proposals.

1.4 Zoning Bylaw

This bylaw controls the use of land within the District of Ucluelet. Amendments to the zoning bylaw will be prepared to implement the land use policies updated and contained in this Plan.

1.5 Other Bylaws

Several other bylaws influence the shape and development of Ucluelet and as well, the implementation of this plan. These bylaws will need to be revised and rewritten to implement recommendations of this plan.

- ✓ Subdivision Servicing Bylaw
- ✓ Sign Bylaw
- ✓ Development Cost Charges Bylaw

1.6 Fiscal Program

Implementation of many of the policies contained in this Plan depend on the expenditure of District funds. The Capital Works Program, in particular, must reflect the policies of the Official Community Plan with regard to the physical infrastructure.

1.7 Council Policies

District Council may, by resolution, adopt policies in various subject areas affecting the implementation of the Plan.

1.8 Exceptions

Notwithstanding the land use designations and other policies contained within this Plan, the uses existing on the properties listed in Appendix III shall be considered to be conforming to this Plan.

2. Development Permit Areas

Background

The Local Government Act (Section 919.1) provides that the District may designate Development Permit Areas for the purposes of:

1. Protection of the natural environment, its ecosystem and biological diversity;
2. Protection of development from hazardous conditions;
3. Revitalization of an area in which commercial use is permitted;
4. Establishment of objectives for the form and character of intensive residential development;
5. Establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multi-family residential development.
6. Subdividing Land;

7. Construction of, addition to, or alteration of a building structure;
8. Altering Land;
9. The nine (8) Development Permit Areas established in this Plan are complemented by the development guidelines listed below.

Policies

1. Development Permit Areas have been designated in accordance with the Schedule “C”, Development Permit Area Map.
2. A Development Permit will not be required for the addition or alteration of a principle building, provided that:
3. The value of the proposed construction is less than \$30,000; and
4. The proposed construction is located within an interior side or rear yard.
5. A Development Permit will not be required for the construction of a single family dwelling unit within a single family residential area.
6. A Development Permit will not be required for the construction of an accessory building or structure provided that:
7. The value of the proposed construction is less than \$30,000; and
8. The proposed construction is located within an interior side or yard.
9. A Development Permit will not be required for the construction or alteration of signs and canopies which conform to the relevant Development Permit Area Guidelines.
10. The following requirements pertain to all the Development Permit Areas:
 - a) Buildings should represent a common high quality design theme reflecting the traditional fishing village or West Coast contemporary architectural styles;
 - b) Buildings should feature peaked roofs and their entrances and doorways should be recessed or otherwise designed to provide visual relief and protection from the inclement weather;
 - c) Exterior finishes should emphasize the use of wood, bricks, and stone;
 - d) Exterior colours that are appropriate to the natural and fishing heritage of Ucluelet should be employed;
 - e) Metal, stucco and vinyl finishes are disallowed. Metal roofs may be permitted.
 - f) The use of awnings, overhangs and canopies of fiberglass or a similar material is encouraged on all buildings for weather protection and location of signs;
 - g) Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed landscaping, and shall detail all hard and soft landscaping elements to convey a comprehensive landscaping concept;
 - h) Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;
 - i) Buildings shall be designed so as to avoid presenting an overly massive structure

using roof lines, depth and landscaping to break up their bulk and soften their appearance;

- j) All open areas not covered by buildings or pedestrian or vehicular access ways shall be landscaped;
- k) All landscaping shall be provided in accordance with BCNTA (British Columbia Society of Landscape Architects)/BCSLA (British Columbia Nursery Trade Association) Landscaping standards;
- l) All developments shall respect archeological resources and comply with all relevant statutes for the protection thereof;
- m) Maintain and create 100% of the Wild Pacific Trail along the coastline, where feasible on properties located along the waterfront.
- n) An “Environmental Impact Assessment” shall be required for all properties greater than 2 HA in size, as per Appendix III, to evaluate the impacts of a proposed development on the natural environment.

Development Permit Area No. 1 (Village Square):

Category: Revitalization/Form & Character

Justification:

This area is bound by the harbour front, Peninsula Road, Birch Street and Bay Street, and includes the Municipal Hall and the Post Office. The Village Square Area has been identified as the future town centre site. Government and community service organizations are encouraged to locate here, consolidating the facilities for the convenience of the residents and visitors. This site may be used for pedestrian oriented commercial uses, and residential uses over commercial uses. The objective of this Development Permit Area is to ensure the coordinated development of a “focal point” for increased socio-economic activity along the harbour.

The following general guidelines are intended to be supplemented with further details upon completion of a Village Square Master Plan.

Guidelines:

1. Safe and preferably weather-proof pedestrian paths should be provided throughout the Village Square Area providing maximum connectivity of the area to the Peninsula Road commercial area.
2. Off-street parking areas should be concealed within structures, where possible, or screened from view from the streets.
3. Signage should complement the architecture of the development and be sized Buildings should strive to provide a “style” of design that strives to create a memorable experience so as to encourage people to return again and again to the Village Square Area.
4. Buildings should be sited to preserve and enhance the view of the harbour water front to respect pedestrian as well as vehicular traffic.

5. Vegetation should be used to screen off-street parking and service areas and generally enhance the appearance of the Village Square Area.
6. Landscaped pedestrian walkways to and from buildings, parking areas, and the waterfront should be provided.

Development Permit Area No. 2 (Imperial Lane):

Category: Heritage
Natural Environment

Justification:

This area on the waterfront, prone to the hazards from the Inlet, reflects the fishing village heritage of Ucluelet, which is important to the tourism resource of the area. The objective of this Development Permit Area is to encourage retention of the existing character of the area through complimentary architectural design for the benefit of residents and visitors alike.

Guidelines:

1. Proposed additions or changes shall enhance the fishing village heritage of the District.
2. New structures shall also enhance the fishing village heritage of the existing buildings. The scale and location of such buildings shall be discretely integrated on the site and shall not detract from nor cause obstruction to the existing buildings.
3. Landscaping should be used to screen off-street parking and service areas and generally enhance the appearance of the area.
4. Landscaped pedestrian walkways to and from buildings, parking areas and the Village Square should be provided.

Development Permit Area No. 3 (Reef Point):

Category: Protection of the natural environment.
Protection of development from hazardous conditions.
Establishment of objectives and the provision of guidelines for the form and character of a resort development.

Justification:

The environmental natural beauty of the area is of immediate and potential value to present and future generations. Any development of the subject lands should strive to minimize adverse effects on the natural environment and provide protection from hazardous conditions.

Guidelines:

1. All storm water drainage collected and/or created within this area shall be

- screened for oil using oil separators;
2. All new or additional development shall be connected to the municipal sanitary sewer system;
 3. Public access to and along the “Terrace Beach” and the waterfront shall be provided through right-of-way agreements;
 4. A native vegetation management plan shall be implemented to blend the developed areas with the existing natural vegetation;
 5. Buildings, structures, campsites and roads shall be located so as to minimize alterations to foreshore, treed areas and other environmentally sensitive areas;
 6. Properties greater than 5 acres in size shall require “Environmental Impact Assessments” to evaluate the impacts of a proposed development on the natural environment.

Development Permit Area No. 4 (Hyphocus Island):

Category: Protection of the natural environment.

Protection of development from hazardous conditions.

Establishment of objectives and the provision of guidelines for the form and character of a resort development.

Justification:

The environmental natural beauty of the area is of immediate and potential value to the present and future generations. Any development of the subject lands should strive to minimize adverse effects on the natural environment and provide protection from hazardous conditions.

Guidelines:

1. All storm water drainage collected and or created within this area shall be filtered using oil separators
2. All development, including campsites with no individual water supply or no individual sewage disposal facilities shall be connected to the municipal sanitary sewer system.
3. Maintain and create 100% of the Wild Pacific Trail along the coastline, where feasible on properties located along the waterfront.
4. A native vegetation management plan shall be implemented to blend the developed areas with the existing natural vegetation.
5. Any landscaping maintenance program shall meet all applicable governmental regulations involving the use of fertilizers, herbicides and pesticides and the owners shall reduce pesticides or chemicals that enter the ocean.
6. An “Environmental Impact Assessment” shall be required to evaluate the impacts of a proposed development on the natural environment.

Development Permit Area No. 5 (DL 281):

Category: Protection of the natural environment.
Protection of development from hazardous conditions.
Establishment of objectives and the provision of guidelines for the form and character of a resort development.

Justification:

The environmental natural beauty of the area is of immediate and potential value to the present and future generations. Any development of the subject lands should strive to minimize adverse effects on the natural environment and provide protection from hazardous conditions.

Guidelines:

1. All storm water drainage collected and or created within this area shall be diverted away from the Pacific Ocean unless otherwise authorized by the Ministry of Environment.
2. All development, including campsites with no individual water supply or no individual sewage disposal facilities shall be connected to the municipal sanitary sewer system.
3. Public access to the “Big Beach” and along the waterfront shall be provided.
4. A native vegetation management plan shall be implemented to blend the developed areas with the existing natural vegetation.
5. Any landscaping maintenance program shall meet all applicable governmental regulations involving the use of fertilizers, herbicides and pesticides and the owners shall ensure that no pesticides or chemical enter the ocean.
6. Buildings, structures, campsites and roads shall be located so as to minimize alterations to foreshore, treed areas and other environmentally sensitive areas.
7. An “Environmental Impact Assessment” shall be required to evaluate the impacts of a proposed development on the natural environment.
8. The use, scale, form and character of the project should be compatible and lend continuity to the surrounding neighbourhood.

Development Permit Area No. 6 (Inner Boat Basin):

Category: Protection of the natural environment.
Protection of development from hazardous conditions.
Establishment of objectives and the provision of guidelines for the form and character of a marine oriented resort development.

Justification:

The environmental natural beauty of the area is of immediate and potential value to present and future generations. Any development of the subject lands should strive to minimize adverse effects on the natural environment and provide protection from hazardous conditions.

Guidelines:

1. All storm water drainage collected and or created within this area shall be filtered for oil before release into the inlet through the use of oil separators.
2. All new development shall be connected to the municipal sanitary sewer system.
3. Maintain and create 100% of the Wild Pacific Trail along the coastline, where feasible on properties located along the waterfront.
4. A native vegetation management plan shall be implemented to blend the developed areas with the existing natural vegetation.
5. Buildings, structures, campsites and roads shall be located so as to minimize alterations to foreshore, treed areas and other environmentally sensitive areas.
6. An “Environmental Impact Assessment” shall be required to evaluate the impacts of a proposed development on the natural environment.
7. The use, scale, form and character of the project should be compatible and lend continuity to the surrounding neighbourhood.
8. Landscaping screening shall be provided between adjacent and industrial uses. All parking, industrial and residential uses shall be screened.

Development Permit Area No.7 (Peninsula Road):

Category: Form and Character.

Justification:

Located at the entrance to the District, this area contains a mixture residential and commercial uses and undeveloped land. The objective of this Development Permit Area is to; minimize adverse effects on the natural environment, ensure that the development of this area is done in a uniform and orderly way, encourage revitalization of this area; and to encourage in-fill of voids ensuring high quality of site, architectural and urban design for the benefit of residents and visitors alike. This area provides for a mixture of retail, service commercial, and tourist commercial uses adjacent to the Village Square. The high visibility of this area along the main entrance to Ucluelet requires that particular attention be paid to its architecture and landscaping.

Guidelines:

1. The location of buildings shall take into consideration the protection of the existing natural landscape and natural features where possible.
2. Signage should complement the architecture of the development and be sized to respect pedestrian as well as vehicular traffic.

3. All open areas not covered by buildings or pedestrian or vehicular access ways shall be landscaped.
4. A native vegetation management plan shall be implemented to blend the developed areas with the existing natural vegetation.
5. Buildings, structures and roads shall be located so as to minimize alterations to treed areas and other environmentally sensitive areas.
6. An “Environmental Impact Assessment” shall be required for single properties covering an area of two (2) hectares or more, to evaluate the impacts of a proposed development on the natural environment.
7. The use, scale, form and character of the project should be compatible and lend continuity to the surrounding neighbourhood.
8. All parking and outdoor storage areas shall be screened.
9. All off-street parking areas shall be paved and bounded by curbs and gutters.

Development Permit Area No. 8 – Weyerhaeuser Lands

Category: Protection of the natural environment.

Protection of development from hazardous conditions.

Establishment of objectives and provision of guidelines for the form and character of mixed use resort developments.

Justification:

This area covers about 11.5 kilometres of waterfront on the Pacific Ocean and the Ucluelet Inlet. The waterfront is characterized by high bluffs, except for the wetlands along the intrusion of the Ucluelet Inlet into Lot 286. The steeper areas may be vulnerable to land slumping. There is a demonstrated need to ensure that development within this area should make adequate provision for fitting itself harmoniously into the existing natural environment and maintaining a balance between the need for such protection and development of this land.

The development of land should follow a cohesive and modified design theme generally complimentary to the natural character of the area. Density bonusing may be tied to the extent of public open space provided. The land should provide for the Wild Pacific Trail, where feasible.

The layout of an alternate highway access route, which shall be used as the primary access to all developable lands, shall respond to the natural conditions and topography of the land. Adequate buffer along the frontage of the highway should be retained to provide an attractive entrance into the community. A tree preservation plan needs to be developed and followed to preserve the natural environment.

In addition to the natural hazards to development and significant natural features worthy of protection, this area is designated for a mixed use development and requires a high standard of design reflecting the natural heritage of the area.

Guidelines:

1. All storm water drainage collected and or created within this area shall be treated through the use of oil separators.
2. All development, including campsites with no individual water supply or no individual sewage disposal facilities shall be connected to the municipal sanitary sewer system.
3. Maintain and create 100% of the Wild Pacific Trail along the coastline, where feasible on properties located along the waterfront.
4. A native vegetation management plan shall be implemented to blend the developed areas with the existing natural vegetation.
5. Any landscaping maintenance program shall meet all applicable governmental regulations involving the use of fertilizers, herbicides and pesticides and the owners shall ensure that no pesticides or chemical enter the ocean.
6. Buildings, structures, campsites and roads shall be located so as to minimize alterations to foreshore, treed areas and other environmentally sensitive areas.
7. An “Environmental Impact Assessment” shall be required to evaluate the impacts of a proposed development on the natural environment.
8. The District may require that the applicant provide at his or her cost an archeological assessment report.
9. All developments should respect archaeological resources and comply with all relevant statutes and regulations for the protection thereof.
10. Landscaping should respect the natural vegetation of the site and employ native species where feasible.
11. A 30 metre wide tree strip shall be provided along the Pacific Rim Highway.

Appendix I

Definition of Terms

"Affordable":

Annual housing costs (rent or mortgage and taxes) which do not exceed 30% of a household's gross income (assuming home ownership costs include a down payment of 10%, mortgage principal and interest amortized over 25 years and taxes).

"Affordable Housing":

Housing which, under the terms of a housing agreement with the District, would have a market price that would be affordable to households of low and moderate income. Households of low and moderate income are those who have incomes which are 80% or less than the average household income in the District of Ucluelet as reported by Statistics Canada and as defined by CMHC.

"Archaeological Site":

Land containing material remains of archaeological value.

"Environmental Impact Statement":

A study undertaken by a registered professional biologist to evaluate the impacts of a proposed development on the natural environment including the following subject areas:

a. Physical Environment

Including soil erosion, unstable slopes, streams, flooding, ground water, air quality, noise, contamination of land or water, and aesthetics;

b. Biological Resources

Including birds, mammals, food chain effects, vegetation, biological diversity, loss or reduction of habitat, rare or endangered species, and rare or representative ecosystems.

"Heritage Site":

Land, whether designated or not, including land covered by water, that has a heritage value to British Columbia, a community or an aboriginal people.

"Housing Agreement":

An agreement between a property owner and the District pursuant to Section 905 of the Local Government Act.

"Infrastructure Services":

The physical service elements without which a municipality cannot safely and efficiently function: roads, sidewalks, sanitary and storm sewer systems, water systems, etc.

"Multiple Family Residential":

Includes duplexes, triplexes, townhouses, garden apartments and apartment blocks with a maximum density of 10-50 units per hectare, depending on the provision of affordable and special needs housing.

"Neighbourhood Commercial":

A commercial centre located within a neighbourhood offering goods and services for residents of the immediate area.

"Waterfront":

Land which is contiguous to a body of water.

"West Coast Architecture":

An architectural style, principally distinguished by its use of exterior finishes (roofing, siding, trim) reflecting the natural heritage of the Pacific coastal regions from Northern California to British Columbia and the Alaskan Panhandle.

Appendix II

Description of Future Land Use Map (Schedule "B")

The Village Square:

This area accommodates the existing and future town centre site. General types of uses include: tourist accommodation, pedestrian oriented retail and personal service uses, offices, eating, drinking, entertainment and cultural establishments, and multiple family residential development above street level.

Tourist Commercial:

This area accommodates tourist commercial uses including motels, restaurants, gift shops, antique shops, service stations, real estate/insurance offices, bakeries, personal services, food and general stores, etc.

Comprehensive Development (CD):

This designation includes large undeveloped or forested areas, which may be developed according to a master plan to include a mixture of uses at a maximum density of 5 units per hectare. However this maximum density may be increased further to a maximum of 25 units per hectare upon provision of additional public open space and other public amenities. A combination of different land uses may be accommodated in a Comprehensive Development Area based on the following density equivalency table.

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>One “planning” Unit</p> </div> <p style="font-size: 2em; margin: 0;">=</p>	0.5 single family dwelling unit/mobile-modular home
	0.3 small lot single-family residential lots (3800-7000 sq. ft.)
	0.4 vacation rental lots
	0.3 Guest House Lots (Minimum Lot Size 0.5 acres-1 acre)
	1.0 multiple family dwelling unit
	0.8 resort condominium units
	2.0 hotel rooms in a hotel with eating and drinking facilities
	3 motel units with kitchen facilities
	3 motel units or camping spaces without kitchen facilities
	2 recreational vehicle pads
	30 square metres of gross floor area for environmentally friendly industrial uses
	30 square metres of gross floor area of an eating & drinking establishment
	40 square metres of gross floor area of retail commercial, personal service (beauty salons, barbers, dry cleaning, health care etc.,)
	40 square metres of gross floor area of a public assembly or recreational use.
	500 square metres of area for golf course use and club house facilities

The base density of 5 units per hectare assumes dedication of 5% of the CD Area for public open space or parkland. This base density may be increased in the following manner:

Open Space Dedication/Amenity Contribution	Maximum Density Allowed
5%	5 units/ha
15%	10 units/ha
25%	15 units/ha
35%	20 units/ha
40%	25 units/ha

Institutional (INST)

This designation is for all existing and future public and private institutional facilities such as Schools (S), Government (G), Parks (P) and Heritage (H).

Industrial (IND)

This area is to accommodate service or environmentally friendly industrial uses including warehousing.

Service Industrial (IND-2)

This area is intended to accommodate environmentally sensitive light industrial uses including outdoor storage, works yard, and heavy equipment repairs.

Service Commercial (SC)

This area is intended to accommodate automobile oriented land uses such as tourist accommodation, service stations, building supplies, eating and drinking establishments, equipment repairs etc.

Recreation (REC)

This area is intended for use by all public and private recreational users.

Residential (RES)

This area accommodates uses including mobile home parks, neighbourhood parks, churches, duplexes and other institutional uses.

Residential - Multi-family (RMF)

This area accommodates various housing types including duplexes, triplexes, townhouses, garden apartments and apartment blocks.

Appendix III

1.0 MANAGEMENT AND METHODS

The Riparian Area Regulation (RAR) assessment methods are to be followed with additional consideration of cumulative impacts of development along the entire length of the stream or wetland.

Trails can be located inside or outside the protective buffer zone; sections within or through sensitive habitats need to be constructed with high standards and are acceptable where:

- (a) The ground is stable or will not be detrimentally impacted by the constructed trail;
- (b) The sensitive habitat will not be impacted by the presence of the trail (some bird nest sites and sensitive ecosystems may be adversely affected);
- (c) The habitat features are identified by interpretative signs including statements about their sensitivity to uncontrolled access; and
- (d) Access is limited to the designated trail, through fencing, planting and designated people areas.

With effective planning and design, land use managers can utilize some sensitive habitats as features in greenways, linear walkways, and park trail networks and as green space amenities.

1.1 Where Properties are Adjacent to the Sea:

- (a) No building shall be constructed, nor mobile home located within **15 horizontal metres** of the natural boundary of the sea; this may be reduced to **7.5 horizontal metres** where the frontage is on bedrock or adequately protected from erosion or through works designed by a suitably qualified professional engineer and a member in good standing of the Association of Professional Engineers and Geoscientists of BC, and;
- (b) Areas used for habitation, business, or storage of goods damageable by floodwaters shall be established within any building at an elevation such that the underside of the floor system thereof is no lower than **4 metres** above the natural boundary of the sea.

1.2 Changes In and About a Stream:

Culverts, bridges, bank protection works, pipeline crossings and other changes in and about a stream (as defined in the *Water Act*) may negatively impact on the legal rights of downstream water licensees, water channel stability, flood levels and on the fish resource values. These changes in and about a stream are therefore regulated under Section 9 of the *Water Act* and Part 7 of the *Water Act* Regulations to minimize these negative impacts.

1.3 Stormwater Management

During the past 15 years, a significant body of research has been completed regarding the impacts of urbanization on streams, lakes, oceans and wetlands. The findings clearly demonstrate that the most important impacts of urbanization on streams in order of importance are:

- Changes in hydrology;
- Changes in riparian corridor;
- Changes in fish habitat within the stream, and
- Water quality (see definition)

Stormwater is the component of runoff that is generated by human activities. Stormwater is created when land development alters the natural hydrological cycle or water balance. To mitigate the cumulative impacts of stormwater resulting from changes to the natural water balance, the Province of BC has developed a guidebook to assist local governments, engineers and planners in clearly understanding the broader issues and strategies currently available to correct stormwater-related problems.

2.0 REPORTS REQUIRED

2.1 Assessment Report

An Assessment Report is required for the District of Ucluelet before development is approved to proceed. This must be completed by a Qualified Environmental Professional (QEP) at the developer's expense. The Assessment Report must provide the following components:

- Evidence of the QEP's qualifications
- Ensure that proper assessment methods will be followed
- Information regarding the following components: streams, fish presence, fish habitat, animal presence, riparian vegetation and other ecosystem conditions that support fish life processes, removal of hazard trees, windthrow, drip zone and rooting strength, encroachment, sediment and erosion control measures, floodplain concerns, and on-site stormwater management.
- Information regarding potential impacts of the proposed development, mitigation options and design alternatives
- Evidence that the development will not result in Harmful Alteration, Disruption, or Destruction (HADD) of riparian areas.
- Indicate that the slope stability will not be jeopardized if the area has a slope of 30% or more
- Identifies measures that will be required to maintain the integrity of the riparian area

2.2 Proposal for Management of Sediment

A proposal for the management of sediment during construction is required and needs to show how the stream, wetland, ocean, or any associated drainages will be protected from sediment, erosion, areas of exposed soil and runoff impacts that may result from construction or land clearing activities.

2.3 Drainage Plan

A drainage plan must be completed that includes recommendations for implementation with the proposed development that address the following factors: water quality, water quantity, erosion control, impact on fish and wildlife habitat, and physical riparian functions. The drainage plan should aim to minimize to the fullest extent the impact the development may have on the riparian area.

2.4 Viewscape Plan

A viewscape is all of the land and water seen from a point or along a series of points (e.g., a road or trail); it is also a point being viewed (e.g., a lookout, building, or sign). Viewscape management includes describing, planning, and designing the visual aspects of all components of the area, then working to achieve specific related objectives. Existing trees and native vegetation within the riparian assessment area are to be retained as much as possible; therefore, a Landscape Architect prior to any clearing or land alteration will complete a *viewscape plan*.

2.5 Re-Vegetation Plan

A QEP, in conjunction with a landscape architect, is required to provide a re-vegetation plan *if* the proposed area to be developed was previously cleared of native vegetation, or is cleared during the process of development. Conditions and requirements respecting implementation of the vegetation management may be specified in a development permit. The chosen vegetation should be native to the District of Ucluelet, and be selected for erosion control and/or fish habitat and animal habitat values as needed. Vegetation species used in replanting, restoration and enhancement shall be selected to suit the soil, light, and groundwater conditions of the site.

3.0 EXEMPTIONS

1. Emergency procedures to prevent, control, or reduce immediate threats to life or property, including:

- a. Emergency actions for flood and erosion protection, and clearing of obstructions from watercourses;
 - b. Emergency works to protect, repair, or replace public utilities;
 - c. Clearing of an obstruction from a bridge, culvert, or drainage flow;
 - d. Repairs to bridges or safety fences; and
 - e. Removal of trees when there is an imminent danger of the tree. All actions used to resolve emergency situations must be reported to the District of Ucluelet Public Works Department (250-726-7133), and, if appropriate, the federal and provincial authorities immediately. Any emergency works are to be undertaken in accordance with the Provincial *Water* and *Wildlife Acts* and the Federal *Fisheries Act*.
2. Removal of individual invasive species identified by a QEP, by hand or in a manner that does not unduly disturb surrounding native vegetation. The District of Ucluelet has an *Inventory Package* that QEP's can access which includes a list of invasive species.
 3. The planting of native species trees, shrubs, or groundcovers for the purpose of enhancing the habitat values and/or soil stability within the development permit area provided the planting is carried out in accordance with the guidelines provided in the following documents: Stream Stewardship, 1993; the Environmental Objectives, Best Management Practices and Requirements for Land Developments March 2001, published by BC Ministry of Environment, Lands and Parks, or any subsequent editions.
 4. Works approved by the District of Ucluelet, Fisheries and Oceans Canada (FOC) and/or MOE with respect to installation of public utilities, sewer and water lines, stream enhancement, and fish and wildlife habitat restoration.
 5. Renovations to existing buildings and structures in or in close proximity to riparian areas provided the footprint of the building is not expanded and none of the list of activities under the definition of *Development* occur.

3.1 Types of development that the RAR does not apply to

- Existing permanent structures and roads
- Mining activities, hydroelectric facilities and forestry (logging) activities
- Parks and parkland
- Existing Developing Permits
- Land outside existing Development Permit Areas
- Agriculture

4.0 Monitoring and Enforcement

Monitoring of the proposed development site should be a collaborative effort between the following 5 participants: Local Government, QEP employed by the developer, landowners, Non Government Organizations (NGO) such as Stream Keepers, and the general public. The potential role of the general public would be to inform the QEP or the District of Ucluelet of violations.

Enforcement of the development activities, such as land clearing and excavation, shall be done through a QEP as well as the Local Government. As part of their due diligence, QEP's are expected to document any compliance problems with respect to riparian areas and water quality so that the problems can be addressed promptly, with copies of all reports forwarded to the municipality. This documentation can include verbal advice and warnings of non-compliance to the land development proponent. Following up on compliance problems will ensure they are addressed within a reasonable time period and, if they are not addressed, ensure these facts are also reported to the municipality. The District of Ucluelet may withhold occupancy permits or subdivision approvals if there is any report of non-compliance.

The importance of clearly identifying sensitive environmental resources as well as management and protection mechanisms for sensitive habitats and ecosystems in a plan prior to the design layout stage cannot be overstated.

5.0 Additional Tasks for Qualified Environmental Professional's

The QEP has the option of acquiring an unofficial *Inventory Package* (stream atlas, invasive species list, biological inventory) from the District of Ucluelet to use as a reference and guide to the start of their project. All QEP's will be employed and compensated by the developer. The payment for the QEP is an agreement negotiated strictly between the developer and the QEP and does not involve the District of Ucluelet.

A QEP will determine appropriate setback distances for buildings, structures and uses, in relation to riparian areas. Setbacks specified in the Zoning Bylaw for buildings, structures and uses, may be varied in accordance with the recommendations of a QEP to minimize encroachment into the riparian assessment area. Applicants will be required to confirm, through survey by a certified BC Land Surveyor, the top of the stream bank in relation to the property lines and existing and proposed development. There will be a minimum setback of 5 meters on all streams in the DPA regardless of whether they are fish bearing or not, as they are corridors for animals. The QEP will use their own discretion to determine further setbacks or default to the "riparian assessment area" distances, as stated on page 2, in the Riparian Areas Regulation, July 27 2004.

A QEP will determine appropriate timing, usage, and methods of construction that minimize the impacts on the riparian assessment area. Permanent or temporary fencing measures may be required to be installed at the applicant's expense along the boundaries of the riparian area prior to any development activities in order to ensure that no encroachment occurs into the riparian assessment area at the time of construction. A QEP will determine whether their presence is required during any *riparian land alteration* at the development site to ensure that HADD does not occur.

As part of their enforcement, the QEP will only be responsible for areas they have assessed. A QEP will determine whether their presence is required during any riparian land alteration at the development site to ensure that Harmful Alteration, Disruption or Destruction (HADD) does not occur. More than one QEP may be involved with the development depending on their strengths or expertise. A QEP shall indicate in writing that all riparian area regulations have been met before the District of Ucluelet will issue occupancy permits.

6.0 ACRONYMS

DFO – Department of Fisheries and Oceans

FOC – Fisheries and Oceans Canada

HADD – Harmful Alteration, Disruption, or Destruction

MOE – Ministry of Environment, Lands and Parks

MOE – Ministry of Environment

NGO – Non-Government Organizations

OCP – Official Community Plan

QEP – Qualified Environmental Professional

RAR – Riparian Area Regulation

SPEA – Streamside Protection and Enhancement Areas

SPR – Streamside Protection Regulation

7.0 DEFINITIONS

“Animals”

Means a mammal, reptile, amphibian or bird

“Assessment Report”

A report prepared in accordance with the assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified for the purposes of this regulation by a qualified environmental professional.

“Cumulative Impacts”

Those impacts that result from the incremental impact of our actions added to other past, present and reasonably foreseeable actions in the future.

“Development”

Any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- (a) removal, alteration, disruption or destruction of vegetation;
- (b) disturbance of soils;
- (c) construction or erection of buildings and structures;
- (d) creation of non-structural impervious or semi-impervious surfaces;
- (e) flood protection works;
- (f) construction of roads, trails, dock, wharves and bridges;
- (g) provision and maintenance of sewer and water services;
- (h) development of drainage systems;
- (i) development of utility corridors;
- (j) subdivision as defined in section 872 of the *Local Government Act*;

“Development Proposal”

Any development that is proposed in a riparian assessment area that is within or partly within the boundaries of an existing development permit area.

“Fish”

All life stages of:

- (a) salmonids
- (b) game fish, and
- (c) regionally significant fish

“High Water Mark”

For inland lakes, wetlands, those parts of the water body bed and banks that are frequently flooded by water so as to leave a mark on the land and where the natural vegetation changes from predominately aquatic vegetation to terrestrial vegetation (excepting water tolerant species).

“Invertebrates”

Any species without a spinal column.

“Marine High Water Mark”

For the ocean, the highest point that the ocean attains, i.e., the average level of high tide.

“Natural Boundary”

Means the visible high water mark of a lake, watercourse, or other body of water caused by the usual action of the water in the ordinary years.

“Natural Features, Functions and Conditions”

Includes but are not limited to the following:

- (a) large organic debris that falls into the stream of streamside area, including logs, snags and root wads;
- (b) areas for channel migration, including active floodplains;
- (c) side channels, intermittent streams, seasonally wetted contiguous areas and floodplains;

- (d) the multi-canopied forest and ground cover adjacent to streams that
 - i. moderates water temperatures,
 - ii. provides a source of food, nutrients and organic matter to streams,
 - iii. established root matrices that stabilize soils and stream banks, thereby minimizing erosion, and
 - iv. buffers streams from sedimentation and pollution in surface runoff;
- (e) a natural source of stream bed substrates;
- (f) permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in streams, especially during low flow periods.

“Permanent Structure”

Any building or structure that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any local government bylaw or approval condition in effect at the time of construction, placement or erection.

“Qualified Environmental Professional”

An applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association,
- (b) the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual’s area of expertise.

“Ravine”

A narrow, steep sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

“Riparian Area”

Areas adjacent to, streams, lakes, oceans and wetlands. These areas support a unique mixture of vegetation and habitat. Riparian areas are involved in the following actions:

- Filter contaminants from surface runoff and prevent erosion
- Sedimentation control
- Shade surface waters and maintain cool water temperatures
- Flood protection
- Provide fish and animal habitat and corridors
- An important food source for fish, invertebrates and animals.

“Stream”

Includes any of the following that provides fish habitat or an animal corridor:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a spring or wetland that is connected by surface flow to something referred to in the above point (a) or (b).

“Streamside Protection and Enhancement Area (SPEA)”

An area that is:

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential

riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and

- (b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

“Water Quality”

A term used to describe the biological, chemical and physical characteristics of water and its general composition. These attributes affect water’s ability to sustain life and its suitability for human consumption.

“Wetland”

The land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

Appendix IV

Exceptions

BC Packers Ltd. 983 Peninsula Road	Lot 1, Plan 12129, Section 1, Clayoquot Land District, Except Plan 14089, Barclay District (Situates in Clayoquot District) Spring Cove
BC Packers Spring Cove	District Lot 2087, Clayoquot Land District, Lease #100490 Issued for the purpose of a wharf, floats, fish buying station & for distribution of Patrol Products.
Equity Holdings Ltd.	District Lot 2024 & 2099, Clayoquot Land District, Lease #100509, Lot 2024 – For ice plant & wharf buildings, Lot 2099 – for boat mooring & fish buying.
Neptune Packers 1341 Eber Road	Lot 19, Block 1, Plan 9200, Section 21, Clayoquot Land District
Neptune Packers	District Lot 808, Clayoquot Land District, Lease \$102030, issued for dock & float purposes, for unloading purchase & shipment of seafoods
Ostergaard, Harry L & Son Ltd. 1753 Cypress Road	Lot 15, Plan 11055, District Lot 282, Clayoquot Land District
Ostergaard, Harry L & Son Ltd. 1761 Cypress Road	Lot 16, Plan 11055, District Lot 282, Clayoquot Land District
Ucluelet Holdings Ltd. (Ucluelet Seafood Processors) Ucluelet Inlet	District Lot 620 & 2121, Clayoquot Land District, Lease 101794, issued for fish processing plant & dock facilities, net loft & wharves and Block A of District Lot 542
Ucluelet Holdings Ltd. 1743 Cedar Road	Lot 1, Plan 18383, District Lot 282, Clayoquot Land District, Except Plan RW2126 & 44168
Ucluelet Fishing Co. Ltd. 1777 Cypress Road	Lot B, Plan 29748, District Lot 282, Clayoquot Land District
Ucluelet Fishing Co. Ltd.	District Lot 2042, Clayoquot Land District, Lease #100537 for wharf, ice plant & office purposes
Tyrer Enterprises Ltd. 1970 Harbour Drive	Lot 5, Plan 20323, District Lot 806 & 1991 Clayoquot Land District
Erik Larsen Diesel Co. Ltd. 1351 Eber Road	Lot 18, Block 1, Plan 9200, Section 21, Clayoquot Land District
Erik Larsen Diesel Co. Ltd.	District Lot 2083, Clayoquot Land District, Lease #100607 for wharf & float facilities
Petro Canada Inc. 1221 Eber Road	Lot 9, Plan 13683, Section 21, Clayoquot Land District
Petro Canada Products	District Lot 2098, Clayoquot Land District, Lease #100690, covering foreshore of lots (9 & 10 Plan 13683 for purpose of marine fuelling station
Russell Marine Ltd.	Lot 1085, Clayoquot Land District, Lot 2085 & Block A of Lot 2086, occupier of Crown Land for sports fishing lodge, wharf, floats, marine ways, distributing petroleum products & fish buying, storage & processing

Reference: Part IV Implementation

APPENDIX 5

Public Input

The following information is the compilation of all the comments made at the coffee shop meetings, open houses, picnics, co-op tables, steering committee, community focus groups and the community survey. The list includes both supportive and non-supportive opinions including criticisms.

Housing

- ✓ Mandate where hotels/resorts have to build/provide staff housing
- ✓ Must create buffers to reduce disturbances to permanent residents
- ✓ Accommodations for visiting school groups and researchers
- ✓ Should be quality, attractive, have ample parking
- ✓ Development should give something back to the community
- ✓ Monthly rentals have become nightly rentals
- ✓ Aesthetically pleasing
- ✓ Spread it out among the residential areas in the community
- ✓ Accommodations for seasonal/transient workers
- ✓ Need for Senior Housing Centre

Protect and enhance the diverse natural environment & ecosystem.

- ✓ Green design should be added to the OCP
- ✓ Educate citizens and visitors how to reduce their impact
- ✓ Encourage planting native plants
- ✓ Create large buffers between developments and fresh water (riparian areas), wildlife habitat and environmentally sensitive areas
- ✓ Control planting of non-native species
- ✓ Identify Environmentally Sensitive Areas and Minimize Access to These Areas
- ✓ Stump Dumps in Developments Should Not Be Allowed
- ✓ Protect and Ensure Wildlife Corridors
- ✓ Add and Improve Walkways and Trails to Promote Pedestrian and Bicycle Friendliness
- ✓ Get people walking and biking more instead of driving
- ✓ Parents and kids should be walking to the schools
- ✓ New and improved sidewalks
- ✓ Need sidewalk on Peninsula near Little Beach and He-Tin-Kis
- ✓ Make safer so kids and adults can walk
- ✓ Community Garden and Compost with greenhouse

More tourism development and events

- ✓ Festivals and events (ie. E2E marathon, Whale Festival,
- ✓ Van Isle 360) Music festivals
- ✓ Promote year round activities
- ✓ Surfing
- ✓ Maintain natural environment (lots of trees), one reason tourists visit here
- ✓ Concerts, Art galleries
- ✓ Need high end resorts
- ✓ Promote Ucluelet as a Gateway Destination to Pacific Rim National Park: Long Beach and Broken Group Islands

Control B&B's and Vacation Rentals

- ✓ Restrict to lot size (minimum size requirements)
- ✓ Control monthly rentals from becoming nightly rentals
- ✓ Creates too many strangers in community neighborhoods
- ✓ Don't want to experience same problem Tofino is having
- ✓ Should be supported

Diversity in development

- ✓ Mixed residential
- ✓ Assortment of sizes and styles but maintain control over building schemes
- ✓ More controls in terms of how things look
- ✓ Reinstate tin roofs
- ✓ No trailer parks on main roadways
- ✓ Avoid strip malls
- ✓ Keep density low

Developments should all have a green component

- ✓ Green design should be added to the OCP
- ✓ Educate citizens and visitors how to reduce their impact
- ✓ Encourage planting native plants
- ✓ Create large buffers between developments and fresh water (riparian areas), wildlife habitat and environmentally sensitive areas
- ✓ Control planting of non-native species
- ✓ Limit Tree Removal

Commercial

- | | |
|--|---|
| <ul style="list-style-type: none"> ✓ 1998 Village Square as downtown core ✓ Could accompany parking problems ✓ Avoid strip malls ✓ Beautify downtown with attractive signage and landscaping ✓ Marketplace for locals and tourists ✓ Create walking trail down to Commercial Core Area from Peninsula between Blueberries and the church ✓ Add shops along Main Street to the West of the Post Office ✓ More green space, gathering space ✓ Develop Commercial Core ✓ Change current sign bylaw to promote local businesses ✓ Diversified businesses ✓ Incentives for small businesses to start up ✓ Higher paying jobs for adults and youth ✓ Junction Information Centre ✓ Add interpretive centre to info. | <p>Center – education about First Nations culture and local environment (mudflats, forests, flora, fauna, tide pools, history of the area, to not feed wildlife, etc.) (Clayoquot Community Forest Centre)</p> <ul style="list-style-type: none"> ✓ Marketing to get more visitors turning left from the junction ✓ Establish Public and Private Partnerships ✓ Incentives to start up small, local businesses, low rent, start up facilities ✓ Encourage need for research on protection and health of watersheds, harbour, beaches. ✓ Recreational partnerships to alleviate lack of funding issues ✓ Discourage Back Lit Signage |
|--|---|

Industrial (Eco-Industrial Park)

- ✓ Could offer alternatives to diversify economy so we are not dependent on tourism
- ✓ Heading in the right direction
- ✓ Move Public Works Yard and Emergency Services to industrial park
- ✓ Separate industrial from residential for visual and noise purposes
- ✓ Multi-use recreational fields
- ✓ Present lack of industrial diversification
- ✓ Not enough trade jobs provided for those with trades and or post secondary education
- ✓ Create value added wood products

Enhance parks, open space & recreational facilities

- ✓ Sustain Current Parks
- ✓ More Green Space, Open Space and Parks
- ✓ Create Trails and Greenways Linking Parks
- ✓ Need updated, modern washrooms, designated parking
- ✓ Harbour Sustainability as a Top Priority
- ✓ Figure out causes of pollution and reduce storm runoff control
- ✓ Work towards making the harbour safe for swimming
- ✓ Need a sewage pump system for boats
- ✓ Potential to use brick like grass parking lots as opposed to asphalt to reduce storm water runoff
- ✓ Preserve More Public Beach Access and Views
- ✓ Continue requiring land or money from developers, earmarked for parks
- ✓ Continuing maintaining parks we already have
- ✓ Need more play equipment - Edna Bachelor Park needs swings
- ✓ Create an existing park into a large central park
- ✓ Maintain Park Safety of Existing Parks
- ✓ Need a central park, green space in downtown area - Large multi-use park for all ages
- ✓ Parks with picnic tables and view points
- ✓ Create a long term parkland acquisition strategy along the waterfront
- ✓ Create a children's water park
- ✓ Extend Bike Path, make it an attraction, all the way to Tofino
- ✓ Designate and expand public harbour front access points and uses
- ✓ Create a harbour shore pathway
- ✓ Provide public access paths and ramps at the end of Alder
- ✓ Kayaking boat launch should be created
- ✓ Encourage canoeing, kayaking and sailing clubs for all ages
- ✓ Promote canoe races, rowing, Pool
- ✓ Ice Arena, Tennis Courts, Basketball Courts, Skateboard Park, Golf course, Amphitheatre
- ✓ Indoor Recreational Facilities and Covered, Outdoor Play Areas for Kids and Adults

Upgrade and diversify recreational opportunities and facilities

- ✓ Lack of venues and facilities
- ✓ Minimize additional infrastructure
- ✓ Involve First Nations
- ✓ Too many activities going on at the same time
- ✓ Need to tap into seniors & youth
- ✓ Need funding
- ✓ Bring back youth kayaking
- ✓ Boat Club

- ✓ Equestrian Facility
- ✓ More sports for younger kids
- ✓ Recreation Center- current facility is an eyesore
- ✓ Gymnastics, Martial Arts
- ✓ After school programs
- ✓ Incorporate Ucluelet East more
- ✓ Dirt bike track, Squash courts
- ✓ After school programs
- ✓ Make it affordable
- ✓ Easy access and close proximity to town core to reduce vandalism

Create a community identity

- ✓ Improve Aesthetic Presentation of Town
- ✓ Bury hydro wires underground along Peninsula Road
- ✓ Require developers to support local beauty, culture and aesthetic values
- ✓ Beautification of town, school and surrounding area
- ✓ Need for a Community Theme and Identity,
- ✓ West Coast or Nautical theme, natural materials, natural colours
- ✓ Protect heritage homes and neighborhoods
- ✓ Promote Historical Museum
- ✓ Put Interpretive Signs, Artifacts and Sculptures Along Peninsula and Main Street
- ✓ Educational for locals (creates some sense of place for adults and children) and visitors
- ✓ Display historical logging and fishing artifacts, murals, totem poles, wood carvings
- ✓ Promote First Nations art and art of other cultures who live here
- ✓ Provide incentives to promote improvements to Older Buildings

Provide improved community services

- ✓ Healthcare Facilities Need to Grow, Especially as Population Grows
- ✓ Need full time dentist, Optometrist, Orthodontist
- ✓ Hospital in Ucluelet, X-ray
- ✓ Need veterinarian
- ✓ More services suited for seniors need
- ✓ Need More Services and funding for Mental Health, Counseling, Women and Children Services and Youth Programs
- ✓ Alcoholism support
- ✓ Schools Should Obtain Community School Status -would allow schools to host events
- ✓ Use of space for recreational activities
- ✓ Improve Educational Opportunities
- ✓ Encourage partnerships with Colleges and Universities - could facilitate year round activity
- ✓ Provide more jobs for teachers
- ✓ Create international reputation
- ✓ Location specific studies: ecology, migration, life and death
- ✓ Educational services linked with Public services, Government and corporate training programs with professional accreditation
- ✓ Encourage Trade Schools
- ✓ Affordable rental space or Municipality should provide space
- ✓ Outdoor education – kayaking, diving, surfing, sailing, orienteering, after school programs etc.
- ✓ Marine biology, French Immersion, Astronomy, Cooking school, Art/Music School
- ✓ Community College, Environmental Education
- ✓ Schools Need Upgrading
- ✓ Keep music, Arts, Sports

- ✓ Outdoor education (camping)

Community Centre Should Be Top Priority

- ✓ Include interpretive centre for children and adults to learn about silviculture/forestry, forest ecology, inter tidal zone, riparian, etc.
- ✓ Include conference center
- ✓ Have good acoustics for concerts
- ✓ Incorporate office space
- ✓ commercial enterprise conferences
- ✓ Allocate space for Women's Centre, Pottery classes, Dance center space, Gallery space, Movie Theatre, Seniors space, Kitchen space and Space for indoor sporting events, Library, Jazz Club, Yoga, Arts and culture is presently really lacking Daycare
- ✓ Theatrical and music programs - Grand piano, w. Studio space for artists

Improvements of Transportation Networks

- ✓ School Drop Off Zone Is Unsafe
- ✓ Should be moved off of the main street
- ✓ Put in flashing lights to reduce drivers who speed
- ✓ Add more parking
- ✓ Need sidewalk
- ✓ Street needs to be wider
- ✓ More parking
- ✓ Improve Public Transportation
- ✓ Community van or bus
- ✓ Affordable
- ✓ Bus to and from Port Albion, Tofino, Port Alberni and Nanaimo for seniors
- ✓ More stop signs around town
- ✓ Reduce Speed Limit on Helen Street to 30kph
- ✓ Lack of Crosswalks at Co-op and between Main Street and
- ✓ Intersection of Bay Street on Peninsula.
- ✓ Stop signs at Co-op and Peninsula are not effective during tourist season
- ✓ Blinking light at Peninsula and Co-op

Wild Pacific Trail

- ✓ Work with developers to keep waterfront trail access for public
- ✓ Our greatest asset
- ✓ Must have developers to develop WPT
- ✓ Do not desire WPT to be a bush trail; it's uniqueness is its water-land interface
- ✓ Create loops so people don't have to walk the entire thing
- ✓ Add interpretive signs
- ✓ Too much waterfront access poses safety issues and erosion factors
- ✓ Sidewalk on Peninsula from Lighthouse Road parking lot to upgrade He-tin-kis Parking lot
- ✓ Connect to harbour shore pathway
- ✓ Trail needs more parking at north entrance of town needs more parking