



PUBLIC HEARING
Tuesday, June 28, 2022 @ 5:30 PM
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA

	Page
1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY	
2.1. Council would like to acknowledge the Yuułu?it?ath First Nation, on whose traditional territories the District of Ucluelet operates.	
3. NOTICE OF VIDEO RECORDING	
3.1. Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube, which may store data on foreign servers.	
4. LATE ITEMS	
5. APPROVAL OF AGENDA	
6. STATEMENT OF THE CHAIR	
6.1. Review of the Public Hearing Process	
7. PUBLIC HEARING - OFFICIAL COMMUNITY PLAN BYLAW NO. 1306, 2022	
7.1. Proposed Bylaw & Statutory Notice	3 - 161
District of Ucluelet Official Community Plan Bylaw No. 1306, 2022 Official Community Plan - Public Hearing Notice	
7.2. Related Reports	163 - 172
May 31, 2022 Staff Report to Council Excerpts Highlighting Changes to the OCP	
7.3. Related Council Meeting Minute excerpts	173
May 31, 2022 Minutes Excerpt	
7.4. Related Written Correspondence received during Notice Period	
There has been no correspondence received to date.	
8. PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1309, 2022	
8.1. Proposed Bylaw & Statutory Notice	175 - 179
District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022 604 Rainforest Drive - Public Hearing Notice	

8.2.	Related Reports	181 - 219
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8.3.	Related Council Meeting Minute excerpts	221
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8.4.	Related Written Correspondence received during Notice Period	
	There has been no correspondence received to date.	
9.	PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1312, 2022	
9.1.	Proposed Bylaw & Statutory Notice	223 - 231
	District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022 221 Minato Road - Public Hearing Notice	
9.2.	Related Reports	233 - 328
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9.3.	Related Council Meeting Minutes	329 - 340
	draft 2022-05-24 Committee of the Whole - Minato Bay draft 2022-06-07 Special Minutes	
9.4.	Related Written Correspondence received during Notice Period	341 - 342
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10.	PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1310, 2022	
10.1.	Proposed Bylaw & Statutory Notice	343 - 349
	District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022 B&B Short-Term Rental / Housing - Public Hearing Notice	
10.2.	Related Reports	351 - 386
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10.3.	Related Council Meeting Minute excerpts	387 - 388
	May 31, 2022 Minutes Excerpt	
10.4.	Related Written Correspondence received during Notice Period	389 - 413
	Correspondence received to date	
11.	ADJOURNMENT	

Appendix A

DISTRICT OF UCLUELET

Bylaw No. 1306, 2022

A bylaw to adopt "District of Ucluelet Official Community Plan 2022"

WHEREAS Section 472 of the *Local Government Act* provides that the Council of a local government may, by bylaw, adopt an Official Community Plan;

AND WHEREAS Council has caused an Official Community Plan to be prepared for all areas of the District in accordance with the provisions of Sections 473 and 474 of the *Local Government Act* and other relevant sections as referenced in the Plan;

AND WHEREAS Council has consulted with the board of education and considered and consulted with other persons, organizations and authorities it considers will be affected, including how many and whether appropriate opportunities for consultation should be early and ongoing, all in accordance with Sections 475 and 476 of the *Local Government Act*;

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

1. The document entitled "District of Ucluelet Official Community Plan 2022" and its associated appendices, maps, schedules, tables and figures, all attached as Schedule 1 to this bylaw and made a part of this bylaw, is hereby designated as the Official Community Plan for the entirety of the area within the District of Ucluelet, as depicted on Schedule A of the Official Community Plan.
2. The "District of Ucluelet Official Community Plan Bylaw No. 1236, 2020", and all its schedules and amendments are repealed.
3. This bylaw may be cited for all purposes as the "District of Ucluelet Official Community Plan Bylaw No. 1306, 2022".

READ A FIRST TIME this 31st day of May, 2022.

Considered in conjunction with the District of Ucluelet Financial Plan and the Waste Management Plan under Section 477 of the *Local Government Act*, this 31st day of May, 2022.

READ A SECOND TIME this 31st day of May, 2022.

PUBLIC HEARING HELD this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

CERTIFIED CORRECT; "District of Ucluelet Official Community Plan Bylaw No. 1306, 2022".

Mayco Noël
Mayor

Corporate Officer

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

Corporate Officer



Place



People



Systems



DISTRICT OF
UCLUELET

Official Community Plan 2022

Schedule "1" to District of Ucluelet Official Community Plan Bylaw No. 1306, 2022

This plan would not exist without the hard work and input generously provided by the following:

- Shawn Warner at CGIS for mapping;
- Nicky Ling at Ukee Infotech for proofing and editing;
- Dr. Pam Shaw and the students of the Masters of Community Planning program and Mount Arrowsmith Biosphere Region Research Institute at Vancouver Island University for assistance with community engagement;
- the staff from all departments of the District;

...and most importantly, all the community members who shared their ideas, concerns, vision and passion for the community of Ucluelet.

Thank you! ̑eekoo!

Cover artwork by Katsumi Kimoto and Marla Thirsk

Title: District of Ucluelet Official Community Plan
Prepared By: Department of Community Planning, District of Ucluelet
Status: Draft 8.0
Contact: Community Planning Department
District of Ucluelet
200 Main Street, Ucluelet BC V0R 3A0
☎ 250-726-7744

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The District of Ucluelet acknowledges that we are located on the traditional territory (ḥaaḥuuli) of the Yuuḷuḥiḥḥath (Ucluelet First Nation). We are neighbouring communities who share interests in the Ucluth Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect and many individual, personal ties.

The District aims to broaden and strengthen this relationship to better the lives of all community members. Discussion of the municipality's relationship with indigenous people and communities follows in Part One of this plan.

Part One: Introduction

What is an Official Community Plan & Why Plan

An Official Community Plan, or “OCP”, is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan. The OCP sets out a road map for the community, to let everyone know where we’re headed in the long term. The scope of this OCP looks 30 years down the road. It is a living document and should be changed from time to time as the community evolves, as new issues come up or as new opportunities arise. The OCP is adopted by bylaw, by the elected Council of the District of Ucluelet; once the OCP is adopted any subsequent bylaws enacted or works undertaken by Council must be consistent with the plan.

For details on the legislative context, community profile, public consultation and process which went into developing this OCP, please refer to the appendices in Part 7.

Following this introductory foundation chapter, the bulk of the plan is organised under three broad headings of Place, People and Systems – followed by a chapter on Implementation and appendices.

Ucluelet is:

COMMUNITY CHARACTER AND IDENTITY

Ucluelet is a diverse, active and welcoming community which has been shaped over time by the energy of the place and the people drawn here to the natural setting of the rugged outer west coast of Vancouver Island.

Located on the narrow Ucluth Peninsula between Barkley Sound and the exposed Pacific Ocean, Ucluelet’s name (“safe harbour” in the Nuu-chah-nulth language) points to the key position of the town in this spectacular landscape. Poised on the edge of the Pacific, the community draws its energy from the interplay of the contrasting and complementary qualities of the landscape and the people. A short stroll takes you from Big Beach and the surge of the wild Pacific to the Whiskey Dock in the centre of the village and the calm waters of the harbour. Layered through the community are pairs of influences which add to its richness: land / sea; indigenous / settler; ancient / modern; resident / visitor; small town / world class; energizing / restoring; raw / refined – the interplay of these forces makes for a community which is complex, balanced and dynamic.

The people who make up the town of Ucluelet are known for being a friendly, hardworking, resourceful and welcoming group of citizens who are fiercely protective of the land and sea, and the resources which have sustained the community for generations. Ucluelet has been recognised as a town committed to carefully managing its growth to ensure that, as it changes over time, the natural environment is protected, the social fabric of the community is strengthened, and the local economy becomes more diverse and vibrant. This plan builds on the careful work of the past, and has been shaped by input from the engaged and passionate citizens of Ucluelet.

COMMUNITY VISION

Vision

Ucluelet's built and natural environment reflects, above all, the value we place on the outstanding beauty and diverse natural habitat of this place, which support the well-being of all members of the community. Ucluelet residents and visitors enjoy a high quality of life built upon a sustainable, diverse and vibrant local economy.

Guiding Principles

The policy directions contained within the OCP aim to realise this vision of Ucluelet as a vibrant, natural and active community. The following guiding principles reflect components of the vision and will be used to guide decision making.

1. Protect natural areas and ecological function
2. Maintain and enhance Ucluelet's unique character and preserve its heritage
3. Foster a welcoming and complete community
4. Build a diverse and dynamic local economy
5. Create a compact and vibrant Village Square
6. Develop and maintain top quality parks, trails, recreation and community services for residents and visitors
7. Broaden the spectrum of housing options to improve the availability of appropriate, affordable housing for all
8. Increase transportation choice and reduce automobile trips
9. Manage growth in balance with jobs, infrastructure investments, and the provision of services
10. Embrace the challenge of addressing the causes and impacts of climate change

The Visitor Experience

The tourism sector is a strong and growing part of its economy yet Ucluelet remains a working town first, and a resort second.

Importantly this is one of the town's strengths as a visitor destination. Ucluelet is the kind of town where not only does your yoga instructor live next door to a forklift operator, but there's a good chance that she *is* a forklift operator.

Interactions with the creative and colourful locals are an essential part of how our community leaves an impression on the visitor. By continuing to strengthen and grow as a diverse working town, by fostering small businesses and local innovators, and by improving the town facilities, programs and infrastructure to benefit all community members, we will also expand and improve the visitor experience.

Remaining genuinely Ukee in the face of growth and change will be key to maximising the quality of life for both residents and visitors.

CONTEXT

Region and Neighbours

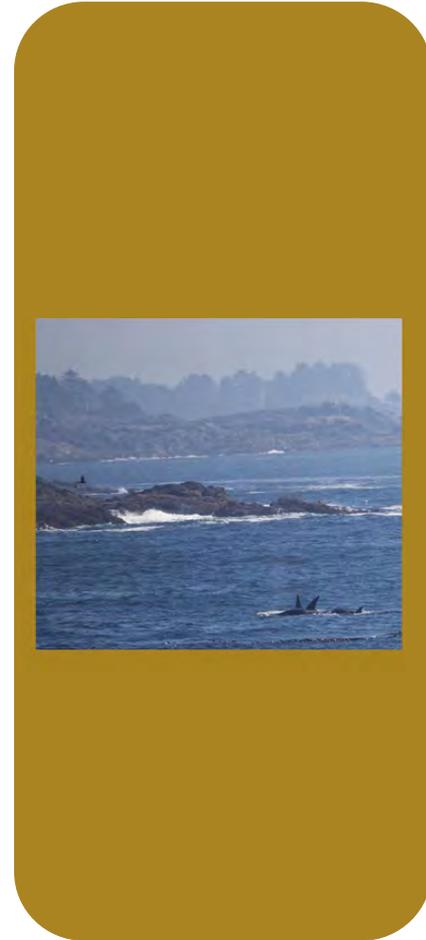
The District of Ucluelet is located on the Ucluth Peninsula, at the entrance to Barkley Sound on the west coast of Vancouver Island. The town is situated just south of the Long Beach unit of the Pacific Rim National Park Reserve. The municipality is located within the Alberni Clayoquot Regional District (ACRD); other nearby west coast communities are the town of Tofino at the northern end of Long Beach, and the unincorporated community of Bamfield on the opposite side of Barkley Sound.

Ucluelet is situated in the traditional territory of the Yuułuᑭiᑭᑭᑭᑭᑭ (Ucluelet First Nation), whose community is based immediately across the harbour at Hitacu. The Yuułuᑭiᑭᑭᑭᑭᑭ are one of the five Maa-Nuulth Treaty First Nations along with the nearby Toquaht Nation. The administrative office of the Toquaht Nation is located on Peninsula Road in the town of Ucluelet. The Toquaht Nation and the District of Ucluelet are partners in the Barkley Community Forest.

The economies of the Yuułuᑭiᑭᑭᑭᑭᑭ First Nation, the Toquaht Nation and the District of Ucluelet are inexorably linked and all share a close tie to the area forests, fisheries and visitor economy. Citizens of all three communities regularly intermingle in town where many live, work, go to school, shop and access services.

Nearby residents of the Millstream and Port Albion unincorporated areas of the ACRD Area C are also an integral part of the fabric of the Ucluelet community.

The District provides drinking water to the Yuułuᑭiᑭᑭᑭᑭᑭ First Nation at Hitacu, and back-up water supply and fire protection to Millstream. Ucluelet and its neighbours benefit from a history of mutual respect and assistance.



YFN: Relationship and Reconciliation

“The Yuułuᑲiᑲaᑲ First Nation asserts that we have occupied, benefited from and governed our traditional territory, lands, waters and resources since time immemorial.

The traditional territory of the Yuułuᑲiᑲaᑲ First Nation has in the past provided the resources necessary to sustain the Yuułuᑲiᑲaᑲ First Nation and we honour its connection to the lands, waters and resources of its traditional territory which provide for our physical and spiritual needs.

Through our inherent right to self-government, the Yuułuᑲiᑲaᑲ First Nation has preserved and protected our traditional territory and we accept the obligations and responsibilities inherent in governing Yuułuᑲiᑲaᑲ lands and pledge to protect Yuułuᑲiᑲaᑲ lands for future generations of our citizens.

We promote a healthy and prosperous future that ensures the continued existence of the Yuułuᑲiᑲaᑲ First Nation as a strong political, social and cultural community that aspires to grow as an organized, determined, successful and self-reliant people.

The Yuułuᑲiᑲaᑲ First Nation values the need to respect, protect and promote our heritage, culture and traditions which form the basis of our success and destiny while understanding that these practices may change and require contemporary expression.

It is the desire of the Yuułuᑲiᑲaᑲ First Nation that our Yuułuᑲiᑲaᑲ lands continue to provide the resources necessary to sustain us, preserve our traditional ways and culture, encourage self-sufficiency and security through economic development and growth and to provide a home for the Yuułuᑲiᑲaᑲ people forever.

It is also the desire of the Yuułuᑲiᑲaᑲ First Nation that economic development and growth on our Yuułuᑲiᑲaᑲ lands will be conducted in a way that is transparent and accountable and that will foster a safer, stronger, healthier, more financially secure and more sustainable community. To this end, the Yuułuᑲiᑲaᑲ First Nation encourages our citizens to participate in the planning process for development and growth in order to create the type of community we want to live in and be a part of and that meets our needs.

Economic development and growth on Yuułuᑲiᑲaᑲ lands will be carried out in a way that ensures our economic development and growth is socially, economically and environmentally sustainable.”

(Source: YFN Planning & Land Use Management Act 2011)

The District of Ucluelet and the Yuułuʔiłʔatḥ Government have adopted a protocol agreement, most recently updated in 2014, as a framework within which to advance our working relationship. The vision put forward in the protocol agreement is as follows:

Protocol Context

Our community vision is:

- A healthy community where the citizens of our population are united and share a sense of civic pride.
- A year round, diversified and healthy economy that yields growth which doesn't compromise the environment or what makes our communities unique.

Our collaborative organizational vision is:

- Effective governments, working towards common issues, as partners.

Shared Values

Our common values will serve as a foundation for our conduct and decision-making, and will guide us when prioritizing our interests, and determining the methods used to advance those interests. These values include:

Relationships

- trust
- integrity
- authentic communication
- cooperation
- transparency
- respect
- honesty

- mutual benefit
- patience
- fairness

Culture

- appreciation and celebration of different cultures
- traditions
- history

Social

- sense of community
- family
- reciprocity and giving back
- life long learning

Environment

- sustainability
- do no harm
- interconnectedness
- renewable energy

Objective 1A To recognise the interests and heritage of local indigenous people and communities.

Objective 1B To build and strengthen the relationship between the municipality and indigenous communities with a spirit of neighbourliness and mutual support, in this time of reconciliation.

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) was adopted by the UN General Assembly in 2007. In 2015 the Truth and Reconciliation Commission listed as the first principle for reconciliation that the UNDRIP, ‘is the framework for reconciliation at all levels and across all sectors of Canadian Society.’ The UNDRIP was officially adopted by the Government of Canada in 2016. In November of 2019 the Government of British Columbia passed the *Declaration on the Rights of Indigenous Peoples Act*; BC is the first Canadian province to start bringing its legislation in alignment with the UNDRIP.

Note that the District of Ucluelet is not a “State” and does not carry the legal weight of “the Crown”; the responsibilities of the Crown can not be delegated downward to local government by the Province. At the same time, as noted in the Truth and Reconciliation Commission *Calls to Action*, all levels of government - including local municipalities - have a role to play in healing relationships, building community and addressing the ongoing legacies of colonialism to create a more equitable and inclusive society.

Policy 1.1 The District of Ucluelet adopts the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation (see Appendices).

Policy 1.2 Make every effort to build on the history of respect and mutual assistance which characterises the relationship between the municipality and the Yuułuʔiłʔatḥ and Toquaht Nation.

Policy 1.3 Endeavour to ensure that municipal facilities, functions and programs are welcoming and accessible to Indigenous members of the community.

Policy 1.4 Seek opportunities for mutual benefit when exploring topics of housing, economic development, transportation, utilities, tourism, emergency services and other matters which affect the wellbeing of our communities.

Policy 1.5 Use the protocol agreement between the District of Ucluelet and Yuułuʔiłʔatḥ Government as an avenue for dialogue and action on matters of mutual interest, where we come to the table as equal parties.

What is a ‘policy’?

Policy statements say what the District means to do. The policies in this plan should be read as if preceded by the words “The District of Ucluelet will...”

Policy 1.6 Explore the potential benefit of establishing a protocol agreement with the Toquaht Nation.

Policy 1.7 Provide education to municipal employees on the history of Indigenous peoples, including the history of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties (including the *Maa-nulth Treaty*) and Aboriginal Rights, Indigenous law, and Aboriginal-Crown relations. This will include skills-based training in intercultural competency, conflict resolution, human rights and anti-racism.

The District acknowledges that the Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ have a relationship with the lands of their traditional territory which now fall within the District of Ucluelet, and that this connection extends back in time over thousands of years. The District respects that the relationship the Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ have to the land and surrounding sea goes deeper than the typical land use issues encountered by a municipality.

Policy 1.8 Endeavour to understand and consider Indigenous perspectives when making decisions on land-use issues.

Policy 1.9 Develop, in partnership with the Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ Government, a protocol for referral and input on proposed developments and/or operations which might impact Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ lands, resources and/or culture.

Policy 1.10 Develop, in partnership with the Yuułuᑭᑦᑎᑦᑎᑦᑎᑦ Government, a stewardship protocol for lands within the municipal parks network to achieve a respectful balance between ecological conservation and opportunities for indigenous cultural activities including harvest.

This chapter is considered a work in progress, and the District welcomes input and ideas for improving communication and our understanding of the ongoing history between the municipality and indigenous communities.

Point in Time & History; View to 2050

This OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary in the short term to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true long-term vision:

- continued conversations with local indigenous communities
- priority housing actions including a community housing needs assessment
- completion of the long-term land use demand study, currently underway
- review and refinement of environmental development permit areas
- storm surge and tsunami modeling and refinement of flood construction levels, currently underway
- completion of the sewer master plan
- completion of an integrated stormwater management plan
- implementation of the Community Climate Change Adaptation Plan

An OCP attempts to take the long view, projecting a vision for how the community might evolve over the next decades. Written in 2020, in the midst of the COVID-19 pandemic, the long-range view is even less clear than it might have been – unprecedented and unforeseen change has challenged local priorities and upended global economies.

Some things have become clearer:

- The importance of community.
- The resiliency and adaptability of local businesses and workers.
- The fragility of supply chains and the benefit of diverse local economies.
- The restorative value of fresh air, open spaces and wild places.
- Ucluelet is a desirable place to live, visit, work and play – and will only become more so as time goes on. The pressures which come with increased visitation and migration can be balanced if Ukee maintains a clear view of those things that define, support and benefit the community.

Part Two: Place

Natural Environment

Ucluelet is characterised by the beauty of its landscapes and unique natural features including rocky beaches, old growth forests and a rich diversity of wildlife. This magnificent setting positioned on the edge of the Pacific Ocean greatly enhances the quality of life in Ucluelet by providing recreation areas, beautiful scenery and a healthy habitat for fish, wildlife and humans.

ECOLOGY

Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest.

Terrestrial ecosystems provide a home to many large 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 peninsula includes salmon, sea lions, otters, migratory and resident grey, humpback and orca whales, seabirds, and an additional 240 species of birds.

The backshore, intertidal zones and network of streams support an incredible diversity of life, providing habitat and spawning conditions which support both terrestrial and marine food chains.

The rich forests include coniferous species of Sitka Spruce, Balsam, Cedar, Western Hemlock, Douglas Fir and deciduous trees including Red Alder. Forest health and age is a critical component of the natural life and biodiversity of the area.

The moderate climatic conditions provide significant moisture, sufficient sunlight and mild winters resulting in abundant vegetative growth year-round.



WILDLIFE

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. The frequency of human contact with these large mammals increases as new lands are developed. 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 overlain with human development and contact increases, normally submissive species such as bears, cougars and wolves can begin to become habituated to human activities. They may become accustomed to odours and noises and 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 town limits bears are particularly drawn to berry patches and trash which is not bear-proofed.

Development in Ucluelet's future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce wildlife impacts through a wildlife smart 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 neighbours about sightings. Prevention is a win-win situation because both people and wildlife benefit. It will be beneficial to the District of Ucluelet to continue working with the National Park Reserve on wildlife programs.

The District participated in a 'Human-Bear Conflict Management Plan' in 2005/2006. The priority actions identified in this plan are to bear-proof garbage and food attractants, and to identify and set aside habitat and corridors for wildlife as lands are developed within the District.

ENVIRONMENTAL PROTECTION

The District of Ucluelet is committed to the responsible stewardship of its natural resources and preservation of the local environment for future generations.

Respect for the natural environment is a key feature of Ucluelet's Official Community Plan vision. It provides the guiding framework upon which the following policies have been developed to further enhance and protect Ucluelet's diverse natural habitat.

Objective 2A To develop carefully and use land wisely to ensure that the most sensitive and valuable environmental features are protected, and ecological functions are not irreparably disturbed.

Objective 2B To manage municipal infrastructure and operations in ways that responsibly minimise impacts on the natural environment.

Objective 2C To encourage conservation of District and Regional resources.

Objective 2D To work with and support other agencies and groups who share the community's goal of protecting our environment.

New Development Permit Areas for the protection of the environment have been established by this OCP (see Schedule E and Section 6).

Policy 2.1 Use the regulatory tools available to local governments to ensure new development responds to the community's goal of maintaining a healthy, diverse natural environment.

Policy 2.2 Maintain significant areas of natural green space and forest cover. Large scale clearing to accommodate development is not supported.

Policy 2.3 Convene a community mapping workshop to capture local knowledge of locations and routes which are particularly important for local wildlife.

Policy 2.4 Identify natural corridors for public and wildlife use or as natural landscapes.

Policy 2.5 Foster and support local environmental stewardship and heritage protection groups.

Policy 2.6 Collaborate with non-profits, provincial and federal agencies on research, education and enforcement efforts aimed at protecting the environment.

Policy 2.7 Support efforts to establish an Indigenous-led landscape-scale West Coast Stewardship Corridor extending from the Southern to Northern regions of Vancouver Island.

Policy 2.8 Promote solid waste management practices - such as WildSafe BC bin closure protocols - to discourage attraction of wildlife.

Policy 2.9 Explore bylaw amendments and education for options to allow backyard husbandry of poultry while avoiding attracting wildlife by using appropriate electric fencing.

Policy 2.10 Explore, with public input, the merits of defining and initiating a system of municipal permitting prior to removal of the most significant, mature trees in the community.

Policy 2.11 Given that all land in the community is proximate to watercourses and the ocean, and given the significant rainfall experienced in Ucluelet, discourage the cosmetic use of pesticides anywhere in the District.

Policy 2.12 Lobby the provincial government to institute a province-wide system of regulating the cosmetic use and sale of pesticides.



CLIMATE ACTION

Mitigating greenhouse gas emissions and adapting to the impacts of climate change is viewed as one of the greatest challenges of our time. At the same time as communities throughout the world are struggling to prepare for a future without abundant, low-cost fossil fuels, the Greenhouse Gases (GHG) created by the world's current dependence on fossil fuels are creating devastating impacts on global ecosystems that are expected to last for many generations.

For our community the potential for sea-level rise, impacts to our water system increasing intensity of storm events, and impacts to fish stocks have a direct influence on our residents and businesses.

To address this challenge, provincial legislation requires that an Official Community Plan include targets for the reduction of greenhouse gas emissions and transition to renewable energy, and policies and actions the local government has proposed with respect to achieving those targets.

In establishing these targets, policies, and actions, it is important to understand the role and ability of local government to effect GHG reductions.

In 2018, Council committed to the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program. The municipality achieved Milestone 2 for District emissions and Milestone 4 for community emissions in 2019 and is committed to achieving Milestone 5 for both categories by 2022.

The District will support emissions reductions through policies and programs in the following areas:

- Land Use and Development
- Transportation
- Renewable Energy
- Solid Waste and Waste Management
- Awareness, Education, and Outreach
- buildings
- public infrastructure and facilities
- community energy systems

Our Goals:

- Ucluelet residents are resilient to climate change and energy scarcity and costs.
- Transportation options reduce greenhouse gas emissions, fossil fuel dependence and the creation of air contaminants.
- New and existing buildings are energy efficient and use 100% renewable energy.
- The waste stream to the regional landfill is reduced to a minimum, with recovery, re-use, recycling and composting of resources undertaken as standard practice.
- Ucluelet relies on clean, renewable, and efficient energy sources.

The following are goals (objectives) identified in the recently adopted Ucluelet mitigation and adaptation plans.

Transportation

Objective 2E – Ucluelet attracts businesses so residents can access key services close to home.

Objective 2F – Ucluelet residents can safely move around town by foot, bike, scooter, or other low-carbon transportation modes.

Objective 2G – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2H – Ucluelet residents and visitors can charge electric vehicles at home, work, and popular destinations.

Buildings

Objective 2I – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2J – Existing residential and commercial buildings become energy efficient, comfortable, durable, and cheaper to operate through whole-building energy retrofits.

Objective 2K – Ucluelet transitions away from heating oil by 2030 in favour of renewable sources of heat such as heat pumps.

Waste

Objective 2L – Organic waste is diverted from the landfill due to a curbside collection program and on-site composting

Objective 2M – Single-use plastics are eliminated in favour of reusable and biodegradable alternatives.

Leadership

Objective 2N – The District integrates climate action into all municipal processes.

Objective 2O – The District leads by example by ensuring all buildings are energy efficient, by transitioning to a low-carbon fleet, and establishing zero-waste policies for operations and events.

Objective 2P – The District meets the community's 80% GHG reduction and 100% renewable energy targets for its municipal operations.

Adaptation

Objective 2Q – Strengthen infrastructure resilience and reduce risk to buildings and property.

Objective 2R – Enhance resilience of ecosystems and protect natural areas.

Objective 2S – Improve public safety and preparedness to climate-related events.

Greenhouse Gas Targets

Policy 2.13 The District will align its community targets with those established by the Province of BC in 2018. Using a 2007 baseline, those targets are:

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

Policies to positively influence the community's energy use and GHG emissions are found throughout the OCP, where the plan covers areas of land use, transportation, infrastructure and operations.

Part 6 of this plan also discusses GHG reductions and climate change adaptation policy in detail.

GHG Policies - Land Use and Development

Policy 2.14 Support the walkability and bike-ability of the community.

Policy 2.15 Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

Policy 2.16 Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

Policy 2.17 Focus municipal and other government facilities within this compact core.

Policy 2.18 Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of

local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.



GHG Policies - Transportation

Policy 2.19 Encourage pedestrian and bicycle facilities as part of all new development projects.

Policy 2.20 Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences.

Policy 2.21 Encourage and support regional organizations to convert their fleets to Zero Emission Vehicles.

Policy 2.22 Convert all light-duty vehicles to zero-emission vehicles in municipal operations including the integration of e-bikes where possible.

Policy 2.23 Expand the Wild Pacific Trail network as opportunities arise.

Policy 2.24 Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.

Policy 2.25 Encourage BC Transit to create local transit routes to serve most destinations within the community with a high level of service, and focus development along this transit corridor.

Policy 2.26 Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.

Policy 2.27 Provide weather protection at stops for future local and regional transit buses.

Policy 2.28 Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

Policy 2.29 Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.

Policy 2.30 Encourage adequate, secure bicycle parking facilities at major destinations within the District.

Policy 2.31 Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.

GHG Policies - Buildings

Policy 2.32 Require high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency.

Policy 2.33 Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.

Policy 2.34 Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

Policy 2.35 Support the transition from heating oil to lower-carbon building heating systems.

GHG Policies - Public Infrastructure and Facilities

Policy 2.36 Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.

Policy 2.37 Establish policies that focus light energy only onto areas where illumination is required and restrict the spillover of light to the night sky and intrusion into adjacent properties.

Policy 2.38 Implement external lighting technologies that reduce energy consumption including a shift to LED lighting for all District and BC Hydro streetlighting

Policy 2.39 Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



GHG Policies - Renewable Energy

Policy 2.40 Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and wastewater heat recovery sources.

Policy 2.41 Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

Policy 2.42 Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

GHG Policies - Solid Waste and Waste Management

Policy 2.43 To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible aiming for a goal of zero waste.

Policy 2.44 Work with the regional district to explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

Policy 2.45 – Implement a single-use plastics bylaw in favour of reusable and biodegradable alternatives.

GHG Policies - Awareness, Education and Outreach

Policy 2.46 Distribute information on measures and incentives that individuals and businesses can take to reduce GHGs on the District's web site and public mailings, tax notices, etc.

Policy 2.47 Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

Policy 2.48 Support the sustainability goals of Tourism Ucluelet including their adopted 2020 strategy statement: *“By 2023 Tourism Ucluelet will lead Ucluelet's vibrant and sustainable tourism industry through industry collaboration, responsible and authentic promotion, visitor and community education, support for community priorities and accountability in our operations.”*

Climate Adaptation - Policies

Policy 2.49 Address vulnerabilities to electrical distribution infrastructure.

Policy 2.50 Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

Policy 2.51 Assess vulnerabilities of the Highway 4 transportation link.

Policy 2.52 Study current water systems and explore resiliency measures to make the existing water system more resilient.

Policy 2.53 Create an Invasive Species Action Plan.

Policy 2.54 Support local activities to maintain wild fish stocks and habitat.

Policy 2.55 Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.

Policy 2.56 Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

Policy 2.57 Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

Policy 2.58 Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

Actions Plans – Mitigation and Adaptation Plans

Policy 2.59 Implement the *Clean Energy for the Safe Harbour District of Ucluelet 100% Renewable Energy Plan* (2019).

Policy 2.60 Implement the Ucluelet Climate Change Adaptation Plan.

Policy 2.61 Report to Council annually on the progress of mitigation and adaptation efforts in the Annual Report.

Policy 2.62 By 2022, achieve Milestone 5 for Community and Corporate emissions in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program.

Parks, Trails and Open Space

Our Goals:

A connected and legible parks and trails network which supports:

- active, healthy and connected ways of living
- an unparalleled experience of the natural and cultural landscapes of the Ucluth Peninsula
- the further development and diversification of the town's economy

The parks, trails and open spaces within the District of Ucluelet contribute to the unique character and sense of place which defines our community. The parks network includes nature parks, community parks, neighbourhood parks, trails, beach accesses, greenbelts and road edges.

Key parks, trails and open spaces in Ucluelet are identified on Schedule C: Parks and Trails Network.

Objective 2T Recognize, enhance and protect key areas for biodiversity and sensitive marine, terrestrial, and riparian ecosystems within the parks and trails network.

Objective 2U Build on the success of the Wild Pacific Trail and expand the experience of this unique ribbon of the coastal landscape, ultimately connecting beyond the municipal border to Pacific Rim National Park Reserve.

Objective 2V Anticipate growth in the community and tourism sector, and respond by expanding the parks and trails network to meet the needs and demands of residents and visitors.

Objective 2W Provide a diverse, inclusive range of activities and experiences among the parks and trails network, accessed and enjoyed by people of all ages and abilities.

Objective 2X Develop a municipal network of parks, trails and open spaces designed, constructed and maintained to strike a balance between:

- maximum experience for citizens and visitors
- infrastructure affordable to our small-town tax base
- appropriate “Ukee” character which reflects our west coast setting

PARKS

The 2013 Parks and Recreation Master Plan (PRMP) identifies a number of strategies to guide the future of the municipal parks and recreation functions. The following policies incorporate the recommendations of the PRMP:

Policy 2.63 Park land dedication and acquisition is a key strategy in conserving the District’s natural areas and ecosystems.

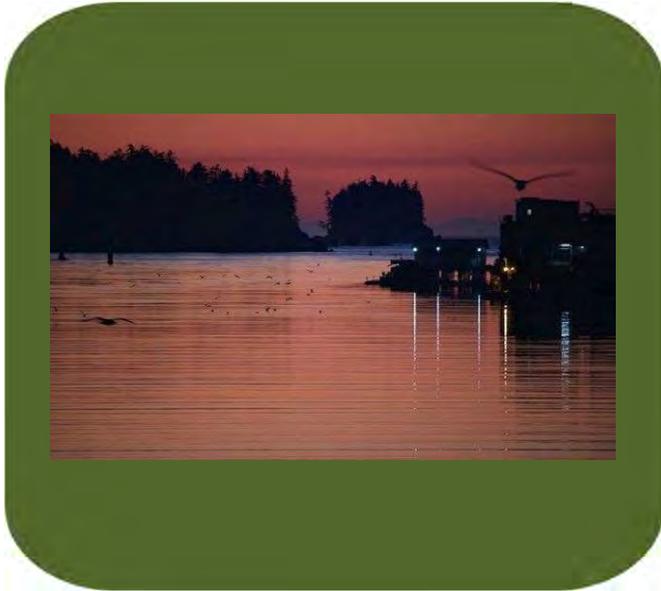
Policy 2.64 Existing parks and trails are to be maintained and protected for public use and environmental preservation.

Policy 2.65 When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.

Policy 2.66 Budget for the continued maintenance and replacement of parks equipment and assets.

Policy 2.67 Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

Policy 2.68 Develop an integrated plan for improving and connecting public open spaces and pathways.



Policy 2.69 The priorities for new parks & trails projects are:

- improve sidewalks, pathways and connected public realm areas in the vicinity of the Village Square
- extend the Wild Pacific Trail as shown on Schedule C
- create and extend the Safe Harbour Trail as shown on Schedule C
- create a connected pedestrian route along the Small Craft Harbour connecting to the Village Square
- improve the Coast to Coast Connection between the Village Square and Big Beach
- improve accessible, safe viewing opportunities and re-purpose the Lightkeeper's House at Amphitrite Point
- improve signage and wayfinding to identify pathways, key locations and public facilities

Future parks & trails projects could include:

- new parks in the former Forest Reserve areas
- improved public access to harbor via end-of-road parks
- hard sports surface / fieldhouse / concession / foodbank / emergency staging area at Tugwell Field
- a new park and perimeter trail on Hyphocus Island
- a Japanese Memorial Garden
- a new park near the terminus of Peninsula Road
- additional active recreation facilities (e.g., frisbee golf course, fitness trail, etc.)
- a community boathouse supporting opportunities for kayak / canoe / row / sail programs
- explore feasibility of alternative energy (geothermal / tidal / wave) outdoor pool and/or hot pool

TRAILS

Visitors and residents alike experience Ucluelet by moving through the landscape of the peninsula on a network of world-class trails. This expanding network is the result of the vision, commitment and hard work of the community. The trails serve as a public amenity and also as an economic driver – bringing visitors to the community and enticing them to return. Continued expansion and improvement of the trail network will be key to achieving the goals of this plan.

Wild Pacific Trail

Objective 2Y A continuous Wild Pacific Trail following the exposed outer shore along the length of the peninsula.

Policy 2.70 As development extends into former Forest Reserve lands, it is the District's aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

Policy 2.71 Explore with property owners, the Alberni Clayoquot Regional District and the Yuułu?i?ath First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

Policy 2.72 Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

Policy 2.72.a Seek opportunities (for example with any future development proposal on adjacent lands) to connect a pedestrian trail from the north end of Little Beach up to the Wild

Pacific Trail where it parallels Marine Drive. The trail should follow natural riparian corridors in this area, where possible.

Safe Harbour Trail

Objective 2Z A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by existing residential or marine commercial activities, connecting seamlessly with town pathways.

Policy 2.73 Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island, the Inner Boat Basin and Olsen Bay.

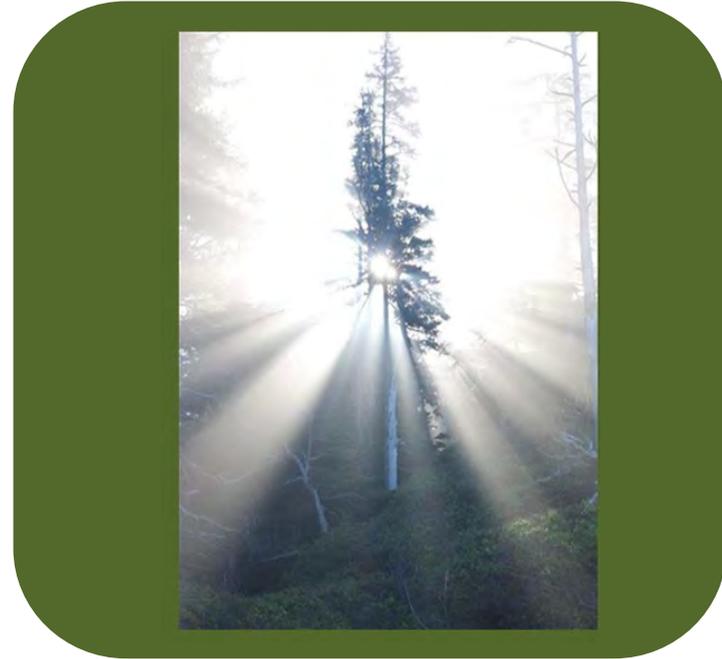
Policy 2.74 As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

Policy 2.75 Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.

Regional Trails

Objective 2AA A connected network of trails linking Ucluelet with the broader regional landscape.

Policy 2.76 Support the Alberni Clayoquot Regional District area 'C' OCP policy of developing the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.



Policy 2.77 Support regional efforts to create a seamless Multi-Use Pathway traversing the west coast, and continue to maintain (through updated servicing agreement) the section of pathway between the Ucluelet municipal boundary and the Pacific Rim National Park Reserve.

OPEN SPACE & GREENBELTS

Significant areas of public land are found on the edges of roads (legally termed areas of “highway” dedication). Some are maintained as more manicured boulevards while many are less formal, containing ditches, natural vegetation and sometimes trails. These spaces provide green space and also important habitat and movement corridors for birds, insects and other wildlife.

Policy 2.78 Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

Policy 2.79 Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

Policy 2.80 Develop a program and budget for gradually upgrading public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.

Transportation and Movement

By land, Provincial highway #4 connects Ucluelet and the Ucluth Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes.

The Francis Barkley provides marine passenger and cargo ferry service from Port Alberni to Ucluelet Harbour. Canada Customs Service provides customs clearance in the harbour for marine visitors.

People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape.

Transportation is a key policy area from a broader community planning perspective, as the greatest component of the District's greenhouse gas emissions with the best potential for GHG reductions.

The 2011 Transportation Plan concludes that additional vehicle capacity is not required on District roads for the foreseeable future, recommending that capital projects be focused on safety upgrades and strategic improvements to pedestrian and cycling infrastructure.

The eventual extension of Marine Drive to create a parallel collector route will be pursued as development occurs on the former Forest Reserve lands.

Ucluelet's long narrow peninsula has contributed to an accessible walking environment as one can walk to most places in the community in approximately 15 minutes. The relatively

short distances between the Village Square, most retail services, the Community Centre and beaches (within one kilometre of most homes) fosters walking and cycling throughout the community.

Given the unique outdoor setting of this area, walking and cycling will continue to be encouraged and supported, and will be a significant component of future transportation improvements within the District.

Recognising that Ucluelet is a small town with limited financial capacity for capital improvements, construction of new sidewalks and extension of the multi-use pathway will be prioritised with a focus on key functional requirements, such as circulation within the Village Square, and access to schools and the Community Centre with their associated recreation, culture and sports activities.

Our Goals:

- People rely less on fossil-fueled private automobiles
- People enjoy more and safer walking and cycling on an expanded network of active transportation pathways and facilities
- Harbour facilities protect the marine environment while providing even better access and support for both commercial and recreational boat traffic

Objective 2BB Develop a transportation network which enables people to move throughout the community safely, conveniently and beautifully.

Objective 2CC Prioritise transportation infrastructure needs and capital spending to maximise value for local residents, businesses and visitors.

Objective 2DD In order to reduce GHG emissions, encourage active and electric forms of transportation as a viable and routine alternative to the private automobile.

Objective 2EE Develop a network of safe bicycle and pedestrian routes throughout the District;

Objective 2FF Integrate transportation and land use management to help sustain a compact and walkable community.

Objective 2GG Create a safe and efficient transportation system for the movement of people and goods within the District.

GENERAL TRANSPORTATION NETWORK

Policy 2.81 Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

Policy 2.82 Promote mobility opportunities which minimise greenhouse gas emissions.

Policy 2.83 Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

Policy 2.84 Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

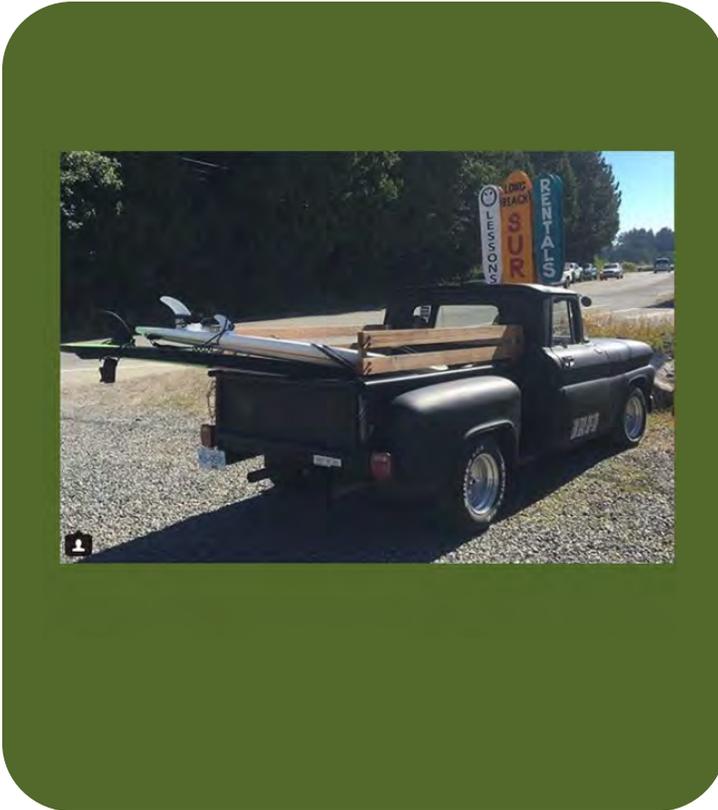
Policy 2.85 When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

Policy 2.86 Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

Policy 2.87 Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

Policy 2.88 As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

Policy 2.89 Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



NETWORK IMPROVEMENTS - VILLAGE CENTRE

Policy 2.90 Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

Policy 2.91 Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

Policy 2.92 As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

Policy 2.93 Include landscaped boulevards, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

Policy 2.94 Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

Policy 2.95 Upgrade Peninsula Road in phases in the following sequence:

- Main Street to Bay Street
- Bay Street to Lyche Road
- Lyche Road to Seaplane Base Road
- Seaplane Base Road to Forbes Road
- Main Street to Marine Drive

Policy 2.96 Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

- reducing the number of access points by sharing between adjoining property owners wherever possible
- reducing the width of access points to 6 metres
- removing as many driveway access points to Peninsula Road as practical

Policy 2.97 As development occurs, connect Cedar Road to Lyche Road.

Policy 2.98 Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

Policy 2.99 Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.



MARINE TRANSPORTATION

Policy 2.100 Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

Policy 2.101 Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

Policy 2.102 Improve options for boat trailer parking near the ramp at Seaplane Base Road.

Policy 2.103 Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

Policy 2.104 Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

Policy 2.105 Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

Policy 2.106 Explore opportunities to improve public access to the ocean via District-owned lands.

PEOPLE ON FOOT

Our Goals:

The District endorses the following pedestrian charter:

- Ucluelet recognises that walking is a key indicator of a healthy, efficient, socially inclusive and sustainable community
- Ucluelet acknowledges universal rights of people to be able to walk safely and to enjoy high quality public spaces at any time
- Ucluelet strongly supports community design and the provision of adequate infrastructure and facilities that foster safe, convenient, direct and comfortable pedestrian travel
- Ucluelet is committed to reducing physical, social, safety and institutional barriers that limit walking activity

Policy 2.107 Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

Policy 2.108 Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

Policy 2.109 Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

Policy 2.110 Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

PEOPLE ON BICYCLES

Policy 2.111 Work to implement the bicycle route network as shown on Schedule B: Transportation Network

Policy 2.112 Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.

Policy 2.113 Ensure adequate, secure bicycle parking facilities at major destinations within the District.

Policy 2.114 Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.

Policy 2.115 Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

PEOPLE ON TRANSIT

Policy 2.116 Identify priority locations for improved bus stop facilities including weather protection.

Policy 2.117 Advocate with BC Transit for service connecting the entire community, spanning the length of the peninsula to the Amphitrite Point lighthouse.

Policy 2.118 Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

PEOPLE IN AUTOMOBILES

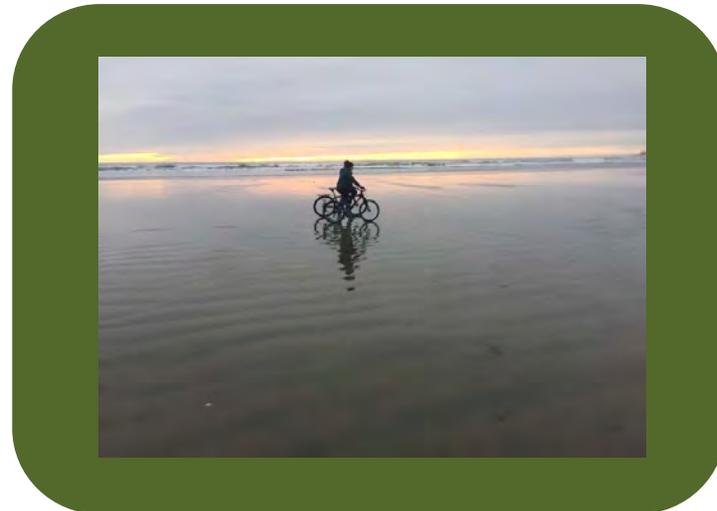
Policy 2.119 Include electric vehicle charging facilities at municipal parking lots, where feasible.

Policy 2.120 Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

Policy 2.121 Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.

Policy 2.122 Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.

Policy 2.123 Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.



PEOPLE MOVING FISH

Policy 2.124 Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

Policy 2.125 Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

Policy 2.126 While recognising the need for short-term truck staging on Alder Street to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

Policy 2.127 Encourage truck staging and storage on appropriately zoned light industrial lands.



Part Three: People

Community Health, Safety and Wellbeing

Our Goals:

- a thriving community of healthy, active, engaged citizens of all ages
- a resilient and prepared community of neighbours who help one another
- a vibrant cultural scene – inclusive of all cultures and walks of life
- equitable access to a variety of recreation and lifelong learning opportunities

FIRE AND EMERGENCY SERVICES

Fire and Emergency Services supports and maintains a community emergency management system through mitigation, preparedness, response and recovery initiatives for emergencies and disasters.

The Ucluelet Volunteer Fire Brigade has been providing fire protection services for the community for over 70 years. Each year the UVFB responds to an average of 110 callouts for fire, motor vehicle accidents and medical first responder calls.

The Emergency Support Services team is responsible for coordinating efforts to provide shelter, food, clothing, transportation, medical services and reunification services to victims of emergencies and disasters.

Ucluelet and the entire west coast of Vancouver Island are isolated. Road access is via Highway # 4, a difficult road to travel under normal conditions. As a result, the District will consider local responses to emergency situations and not rely on Highway # 4 or Peninsula Road to evacuate the community elsewhere.

A tsunami triggered by a local earthquake could reach Ucluelet within 10 – 15 minutes; therefore emergency personnel will not have sufficient time to warn residents of the impending danger. The District will work to raise awareness of immediate evacuation plans, which should consider evacuation routes to areas of high ground.

The **Ucluelet Emergency Network (UEN)** utilises a “four pillar” approach of mitigation, preparedness, response and recovery.

The UEN is a multi-jurisdictional committee that consists of representatives from:

BC Ambulance Service
 Canadian Rangers
 District of Ucluelet
 Emergency Support Services
 Pacific Rim National Park
 Royal Canadian Mounted Police
 Royal Canadian Marine Search and Rescue
 School District 70
 Toquaht Nation
 Ucluelet Volunteer Fire Brigade
 West Coast Inland Search and Rescue
 Yuułuʔiłʔatḥ (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

- High School and associated fields;
- Tugwell fields;
- Top of Hyphocus island;
- Upper parts of Millstream; and
- High points on Reef Point and Coast Guard Roads.

Objective 3A Support, recognise and celebrate the contributions made by the members of the Ucluelet Volunteer Fire Brigade and other community organizations.

Objective 3B Increase community capacity to respond to emergencies.

Policy 3.1 Complete a community risk assessment and identify current and future needs for emergency services.

Policy 3.2 Analyse future growth potential and infrastructure needs to ensure the community can sustain and afford the necessary emergency and infrastructure services.

Policy 3.3 Provide emergency services facilities, equipment and resources that are adequate and affordable for the size of the local and visitor populations.

Policy 3.4 Identify and prioritise any infrastructure gaps which could affect the ability to respond to emergencies.

Policy 3.5 Explore opportunities for efficiency and funding of a combined new community safety facility (i.e., serving fire, ambulance, police).

Policy 3.6 Work with neighbouring communities to maximise efficiency and capacity for providing appropriate regional

emergency services, by exploring opportunities for shared services and/or servicing agreements.

Policy 3.7 Support the Ucluelet Emergency Network's efforts to continuously improve community training, awareness and preparedness for emergency events.

Policy 3.8 Support regular practice including evacuation drills utilizing the existing road network and facilities within the community.

Policy 3.9 Improve tsunami evacuation route signage for prone areas, directing people to the closest high ground area.

COMMUNITY SAFETY

The municipal Building Inspection, Bylaw Enforcement and Business Licencing functions ensure that land uses, building construction and activities in the community are conducted in ways which are safe, equitable and respectful of potential impacts on neighbours.

These functions, in coordination with the level of service provided by local Fire and Emergency Services, also affect land values and insurance rates within the community.

Objective 3C Ensure all buildings within the municipality meet the minimum health and safety standards set by the BC Building Code to ensure they are safe for their intended use.

Objective 3D Ensure the use of land and buildings within the municipality complies with provincial and municipal standards, in order to lower risks to the community, protect the environment and ensure the safety of first responders.

Objective 3E Ensure land uses and business activities protect the environment, respect neighbours and foster a positive welcoming impression among residents and visitors.

Policy 3.10 Implement a system of appropriate regular fire inspections tailored to building uses, community capacity and level of risk.

Policy 3.11 Provide a thorough and efficient system of building permitting and inspections.

Policy 3.12 Provide an efficient and equitable system of business licencing, and explore opportunities to promote licensed businesses through a local business registry.

Policy 3.13 Foster increased awareness and local knowledge of building and fire safety codes, standards and bylaws through such means as providing permit checklists, application guides and educational opportunities.

Policy 3.14 Develop a municipal bylaw enforcement policy to clearly communicate expectations and priorities for the monitoring and enforcement of bylaws to ensure community health, safety, wellbeing and positive visitor experience.

Policy 3.15 Regularly review municipal policies and bylaws with an aim to minimise regulation to only that which is necessary to achieve community objectives of maintaining health, safety, wellbeing, protection of the environment and reducing situations of conflict and nuisance.



HEALTH AND WELLBEING

Ucluelet residents are served locally by the Tofino General Hospital and the Ucluelet Medical Clinic.

More comprehensive, extended medical care is available in Port Alberni and Nanaimo. A range of massage, chiropractic, physiotherapy and other health-related services are also available in Ucluelet and Tofino.

Health and fitness classes are provided by local private providers and at the Ucluelet Community Centre – all supporting active lifestyles and community health.

Objective 3F Foster improved local health resources serving all citizens, including vulnerable populations.

Objective 3G Provide inclusive and equitable municipal services and recreation programs.

Objective 3H Pursue the five goals from the “pathways to wellbeing” by the Canada Parks and Recreation Association to foster:

- active living
- inclusion and access
- connecting people and nature
- supportive environments
- recreation capacity

Objective 3I provide the best in recreation, tourism and parks services to positively affect the overall health and well-being of the community.

Objective 3J Provide inclusive opportunities for quality recreational services, community events, conferences,

workshops, and gatherings through outstanding programs, facilities and customer service.

Objective 3K Work to make District programs, services and events more accessible, following the recommendations of the Age-Friendly Action Plan.

Policy 3.16 Support efforts to retain and improve local medical facilities, specialist options and improve transportation options to out-of-town medical services.

Policy 3.17 Support the expansion of convenient and affordable transportation options to access medical and other essential services for people of all ages and abilities.

Policy 3.18 Design and improve public facilities and spaces to be inclusive. Make accessible design a priority for major facilities within the walkable core of town (i.e., between the community centre and the Village Square).

Policy 3.19 Continuously look for opportunities to improve access to community buildings and programs.

Policy 3.20 Look for opportunities to improve access to public washroom facilities in strategic locations.

Policy 3.21 Improve the pedestrian environment with a priority emphasis on sidewalks, crosswalks, seating, lighting and visibility in the vicinity of the Village Square and UCC.

Policy 3.22 Develop and maintain all-ages accessible facilities, trails and/or viewpoints in appropriate key locations within the parks and trails network.

Policy 3.23 Explore avenues to better communicate opportunities for all members of the public to participate in civic events, programs, services and discussions.

RECREATION

The District operates the Ucluelet Community Centre (UCC) as the hub of recreation programs, civic engagement, cultural and special events. This gathering place has been developed with the goal of offering something of value to everyone in the community.

The Ucluelet Parks and Recreation Master Plan and Age Friendly Action Plan guide the continual re-evaluation of District facilities and programs, to provide program excellence and high participation by community members and visitors.

Objective 3L Continually evaluate and adjust to meet the needs of the community through recreation programs, Arts and Culture initiatives and event support.

Objective 3M Continue to invest in and present the District's diverse arts and heritage mosaic.

Objective 3N Continue to evaluate trends in facility use, community needs and resources necessary to serve the interests of a diverse population.

Objective 3O Deliver and support excellent services in partnership with aligned organizations, including the School District, non-profit organizations and the private sector.

Objective 3P Ensure that recreation programs, cultural activities and special events remain relevant and responsive to the needs and interest of Ucluelet area residents.

Policy 3.24 Continue to undertake a comprehensive assessment of recreation and cultural programs and special events.

Policy 3.25 Support and celebrate the strong local spirit of volunteerism by fostering connections to volunteer opportunities, and by celebrating and recognizing volunteer contributions.

Policy 3.26 Review the grant-in-aid policy to provide an appropriate level of support to organizations providing services to the community.

Policy 3.27 Continue to use the UCC as the inclusive focal point for delivering universal programs for people of all ages and abilities.

Policy 3.28 Provide space and support for programs provided by other community agencies including:

- West Coast Community Resources Society
- Ucluelet Children's Daycare Centre
- Vancouver Island Regional Library



FOOD SECURITY

Objective 3Q Residents have access to healthy food and opportunities to grow, harvest and buy local food.

Policy 3.29 Encourage and support opportunities for direct seafood sales at appropriate facilities in the Harbour.

Policy 3.30 Support community gardens on appropriate public lands.

Policy 3.31 Encourage opportunities for food production and gathering on appropriate lands in the Barkley Community Forest.

Policy 3.32 Support appropriate wildlife-smart organic waste composting.

Policy 3.33 Support the implementation of the Coastal Addendum to the Alberni Agriculture Plan.

Policy 3.34 Identify, build and maintain food storage and processing facilities which can serve to provide duplicate capacity in case of community emergencies (e.g., food bank, UCC kitchen, schools, etc.).

Policy 3.35 Explore the feasibility of a combined fieldhouse, emergency muster station and foodbank at Tugwell Field.

Policy 3.36 Explore opportunities for teaching food growing, preparation and preserving within educational and recreation programs, including after-school kids' programs.

HERITAGE AND CULTURE

Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuułuᑭiᑭᑭᑭᑭᑭ (Ucluelet First Nation). There are numerous culturally significant sites located within the District.

There is a legal and moral obligation to conserve these sites and materials. Archaeological sites are managed under the provincial *Heritage Conservation Act*. This Act provides for the protection and conservation of British Columbia's archaeological resources. Under the legislation, archaeological sites are protected whether their location is documented or not.

Cultural heritage resources are different than archaeological sites, and are also of significant value. These sites will often lack the physical evidence of human-made artefacts or structures, but will retain cultural significance to one or more living groups of people.

Examples include such things as ritual bathing pools and resource gathering sites. Effective implementation will require a positive working relationship between the Yuułuᑭiᑭᑭᑭᑭᑭ and the District.

The Yuułuᑭiᑭᑭᑭᑭᑭ Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 3); this includes the marine foreshore and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.

Known affectionately by locals as “Ukee,” Ucluelet’s rich history is commemorated today in place names, local events and built environments. A number of sites are recognised as having heritage value, including:

- St. Aidan on the Hill church site at Main Street and Peninsula Road
- Plank roads and boardwalks that once connected parts of the community (and recalled in signage installed by the Ucluelet and Area Historical Society along portions of the Wild Pacific Trail)
- Japanese community post-war settlement at Spring Cove and other locations
- Seaplane Base Road and Recreation Hall area
- George Fraser property, gardens and farm south of Peninsula Road
- Imperial Lane and the Whiskey Dock

Ucluelet boasts a vibrant artistic community, being home to many artists and cultural events. In addition to showcasing the area’s culture, history and natural wonders, these events provide important social gatherings for residents and draw large numbers of visitors.

Heritage and culture together form a strong part of Ucluelet’s identity and also generate tourism and other economic development opportunities.

Objective 3R To preserve archaeological, historical and cultural features.

Objective 3S To identify areas of the Ucluth Peninsula with major potential for archaeological and cultural sites.

Objective 3T To celebrate the local culture of the Ucluelet community.

Policy 3.37 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a protocol for referral and input on development proposals within the areas of high archaeological and cultural potential identified on Map 4.

Policy 3.38 Develop, in partnership with the Yuułuʔiłʔatḥ Government, a joint Heritage Alteration Permit and protocol / servicing agreement for archaeological and cultural guidance on municipal works and operations within the areas of high archaeological and cultural potential identified on Map 4.

Policy 3.39 Work with the Yuułuʔiłʔatḥ First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites, features and place names.

Policy 3.40 Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.

Policy 3.41 Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, the owner will be notified of their responsibility for complying with the requirements of the provincial Heritage Conservation Branch.

Policy 3.42 Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

Policy 3.43 Seek First Nations' input on District heritage and cultural matters and events.

Policy 3.44 Invite input from the Yuułuʔiłʔatḥ on the use of traditional names in areas of significance to the indigenous community, and to find opportunities to highlight the Nuu-chah-nulth language where appropriate.

Policy 3.45 Roughly half of the existing street names in Ucluelet are nouns; invite input from the Yuułuʔiłʔatḥ on Nuu-chah-nulth translations of these names, and explore opportunities for a bilingual street sign program.

Policy 3.46 Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.

Policy 3.47 Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

Policy 3.48 Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

Policy 3.49 Support heritage preservation and stewardship of District-owned heritage resources.

Policy 3.50 Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

Policy 3.51 Identify and connect places of historical significance as part of the future Ucluelet walking tour;

Policy 3.52 Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

Policy 3.53 Surfing is good.



Policy 3.54 Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to “draw your community”.

Land Use, Housing and Managed Growth

LAND USE CATEGORIES

To put the guiding principles of this OCP into effect, the long-range land use for all areas of the municipality have been designated as shown on Schedule A, “Long-Range Land Use Plan”. Descriptions of each land use designation are summarised below. Note that current land uses and zoning may differ from the long-range designation for any given property. Over time, as properties redevelop the zoning and use of the land should align with the designated uses noted in this plan.

Also note the District may consider requests to down-zone properties to recognize existing non-conforming land uses (brought about by past blanket rezonings), without triggering an amendment of this OCP even if the existing / interim use does not match the long-range uses anticipated on Schedule A.

Commercial

Village Square Commercial

This designation applies to the village square and includes a broad range of mixed uses.

These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and

multi-family residential (e.g. apartments and residential units above retail stores).

Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged

Service Commercial

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as motels, restaurants, personal and retail services, service stations and automobile repair.



Tourist Commercial

This designation includes visitor accommodation (e.g. hotels, motels, hostels, guesthouses), marinas and other supporting uses such as kayak and bike rentals.

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including

employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

Neighbourhood Commercial

This designation applies to individual lots or small commercial nodes providing small-scale commercial services compatible with surrounding land uses and primarily serving lands within convenient walking distance.

Parks and Open Space

This land use designation applies to the District’s parks, playgrounds, trail network and green spaces. This includes nature parks, community parks, neighbourhood parks, trails and greenbelts. Lands with this designation may also include a variety of public institutional uses such as the Coast Guard facilities at Amphitrite Point, water towers, the Ucluelet Community Centre, etc., which are compatible with the surrounding public park context.

Note that the Schedule ‘A Longe-Range Land Use Plan may indicate Parks and Open Space designation across areas of private land; these generally indicate areas with high habitat values, flood potential and/or potential for pathway connections. This may indicate where there are existing rights-of-way, or where desired open space areas should be considered and could be determined in detail at the time of future development approvals.

Single-Family Residential

This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

Some small-scale multi-family land uses exist within single-family neighbourhoods. Further small-scale development of multi-family uses - which demonstrate how they fit within the neighbourhood context specific to their location - may also be approved within these areas without amendment of this OCP

Multi-Family Residential

This designation includes multi-family residential housing of medium to high-density. This includes row houses, cluster housing, townhouses and apartment buildings.

This designation may also include small-lot single-family subdivision or cluster developments which achieve similar densities.



Industrial

Light Industrial

This designation provides for a variety of light and medium industrial uses, such as food processing and wood-based manufacturing industries, including service commercial and light industrial uses. This designation applies to lands along Forbes Road.

Marine Industrial

This designation applies to the upland side of commercial marine properties and provides for a variety of water-dependent and supportive light and medium industrial uses, such as fish processing and unloading, ice plants, marine repair and manufacturing industries, marine fuel services and other marine light industrial uses.

This designation generally applies to lands with existing marine infrastructure fronting the harbour.

Public Institutional

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions. This category also includes lands supporting public utilities such as electrical and data transmission networks.

Water Areas

Water Lots

This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A.

Uses are subject to future review but may include docks, moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

Small Craft Harbour

These foreshore leases are held by the Department of Fisheries and Oceans and are managed by the District. A range of activities are permitted, including private boat moorage and other recreational pursuits, commercial fishing and guiding enterprises.

Marine Conservation

This designation applies to marine areas intended for conservation and transient recreational uses only; expansion of foreshore tenures and long-term vessel moorage are not supported within the Marine Conservation areas. Offshore rocks

and islets shown as Marine Conservation on Schedule A are intended to be left in their natural state.

Village Square and Commercial Core

Village Square

The Ucluelet Village Square area is the heart of the community and Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk (500 metre radius) of Main Street and Peninsula Road.

The Village Square area is oriented toward the waterfront acknowledging the critical role the harbour continues to play in the community's identity and prosperity. Access and views to the water are a community priority.

As the main commercial and mixed-use area of Ucluelet, the Village Square area is a welcoming place for community members and visitors alike.

Other designations also located within the core area of Ucluelet include Institutional, Multi-Family Residential, Residential and Parks and Open Space.

The Village Square designation contains the broadest range of services and land uses in the District. This includes retail, professional offices, health care, administrative, financial, tourist accommodation and supporting uses, cultural and community services and residential.

Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

Service commercial uses (e.g. gas stations and other similar uses oriented toward the automobile) are located outside of the Village Square in order to maintain its strong pedestrian focus.

The Village Square provides for multi-family residential options in and around the core. This housing is located in mixed-use buildings and expands the community's affordable housing choices.

The Village Square has the community's highest densities and building forms, yet is designed to respect views and existing character. It is appealing and safe for pedestrians of all ages.

The architectural style and urban design of the Village Square reflects Ucluelet's unique history and coastal context. High quality urban design enhances the public realm and the pedestrian environment. Village Square uses are designed to transition sensitively to adjoining areas.



Village Square Policies:

Policy 3.55 The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square. This area is also designated as the Village Square Development Permit Area for form and character (see Schedule 'F' for form and character DP mapping and Section 6 [Implementation](#) for details of the DP designation, applicability and guidelines.)

Policy 3.56 New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

Policy 3.57 Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

Policy 3.58 The District of Ucluelet continues to recognise the importance of the harbour to the District's economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

Policy 3.59 Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

Policy 3.60 Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

access in a way that gives priority to pedestrian and cyclist comfort and safety.

Policy 3.61 Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

Policy 3.62 The District encourages Canada Post to maintain the community post office within the Village Square area.

Policy 3.63 Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

Policy 3.64 Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

Main Street Dock may be framed by buildings and contain uses that fit within the mixed-use vision of the Village Square (e.g. cultural, recreation, commercial) and provide interest and variety to the area.

Policy 3.65 Enhance and improve public access to the water by encouraging access or viewpoints within all new developments that are adjacent to the water, including those adjacent to water lots.

Policy 3.66 Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

- enhance existing parks including Municipal Hall Park (e.g. reducing pavement) and Waterfront Park

- retain outdoor open space along Peninsula Road (e.g. existing patio northeast of the intersection of Main Street and Peninsula Road) in order to provide overlook and views to the Harbour
 - explore creation or acquisition of new public open space opportunities where feasible (e.g. including the informal green space along Cedar Road on the existing fish plant site)
 - require and formalise mid-block pedestrian connections in large block areas (e.g. north side of Peninsula Road, between Bay and Main Streets)
 - develop a walking tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town, to create a continuous pedestrian link with the Safe Harbour Trail (see Schedule 'C')
 - encourage the provision of cycling end-of trip facilities, such as bike parking
 - explore options for a connection between Lyche and Cedar Roads. This connection is desirable, and the location can be flexible to accommodate existing uses and future redevelopment of the parcel.
- pedestrian walkway on Helen Road: Main to Matterson
 - pedestrian walkway on north side of Peninsula Road: Main to Bay
 - pedestrian walkway on Cedar Road: Main to Bay

Policy 3.67 Support the operating fish plant and associated industry; consider opportunities such as guided tours through the fish plants, a museum to showcase the industry and sports fishing opportunities;

Policy 3.68 Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

- stair / ramp at corner of Main Street and Helen Road
- pedestrian walkway on Fraser Lane
- reconstruct municipal hall parking entrance and tot lot

Commercial

Ucluelet's business community provides a range of commercial facilities and services for the convenience of residents and visitors.

Commercial uses strengthen the municipal tax base, provide employment opportunities and accommodate the twin pillars of Ucluelet's economy; fishing and tourism.

Commercial land uses are also recognised for their contribution to a complete community through the provision of services and shopping close to home.

The broadest mix of commercial uses (including offices and retail stores) is permitted in the Village Square. As the community's main gathering place and with the highest residential densities, the Village Square is the main working and shopping destination in Ucluelet.

Commercial uses are also permitted in other parts of the community. Automobile-oriented uses (e.g. service stations and building supply establishments) are permitted primarily along Peninsula Road in the Service Commercial designation.

Commercial uses oriented toward tourist accommodation are located in Tourist Commercial designations. This hierarchy of commercial designations supports a compact and vibrant Village Square, while accommodating other needed services in the community.

General Commercial Policies:

Policy 3.69 Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs.

Policy 3.70 Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

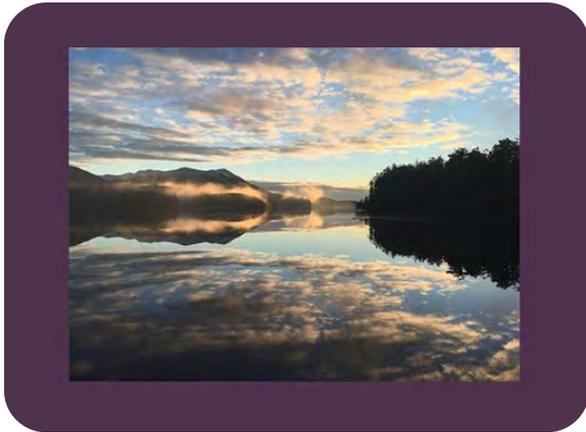
Policy 3.71 Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

Policy 3.72 Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the Village Square and residential units above service commercial uses (CS-2 zone).

Policy 3.73 Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.

Policy 3.74 Support climate action strategies by:

- locating commercial uses within proximity of Peninsula Road, the District's primary corridor for development. This will promote the early introduction of local transit-service and higher transit frequencies than is possible with lower density development
- situating commercial areas within walking distance of potential future transit routes
- supporting home-based businesses that have minimal impact on neighbouring land uses
- encouraging environment-friendly commercial development, building energy and efficiency upgrades
- encouraging development in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer sun and rain but allow winter sunlight in, and providing landscaping that shades in summer and allows sunlight in during the winter

**Service Commercial**

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

Service Commercial Policies:

Policy 3.75 Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

Policy 3.76 Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

Policy 3.77 Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

Policy 3.78 Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

Policy 3.79 Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.

Tourist Commercial

Ucluelet's appeal as a tourist destination for all ages is based largely on the wide range of recreation opportunities available in the community. These include hiking the Wild Pacific Trail, sea kayaking, boating, fishing, surfing and cycling.

The town serves as a gateway to Pacific Rim National Park Reserve, Clayoquot Sound, Barkley Sound and the Broken Group Islands. Visitors are able to enjoy Ucluelet's small town charm, working harbour, parks, trails and other recreational and cultural amenities.

The Tourist Commercial designation focuses primarily on providing for visitors' accommodation, together with marinas and other supporting uses, creating areas distinct from residential neighbourhoods.

Tourist Commercial Policies:

Policy 3.80 Concentrate large scale tourist commercial developments within the following general areas:

- Reef Point Area
- Inner Boat Basin
- Former Forest Reserve Lands

Policy 3.81 Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).

Policy 3.82 Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact

and complete Village Square. Limited restaurant uses are appropriate in the Inner Boat Basin area. Visitors are encouraged to access offices and retail uses in the Village Square. Transportation options to the Village Square will include pedestrian and cycling infrastructure.

Policy 3.83 Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:

- the provision of public access to the waterfront
- a continuous waterfront walkway connecting the Inner Boat Basin to the Village Square
- high quality architectural design reflecting the fishing village heritage of Ucluelet
- the identification, protection and enhancement of view corridors
- the inclusion of natural landscaping

Policy 3.84 Encourage development forms that maximise tree retention for undeveloped sites.



Industrial

Ucluelet has developed as a working community, supported by a strong fishing industry. Fishing and other industrial activities needing access to the waterfront continue to be important directions for the future. While forestry perhaps played a more prominent role in the past, its contribution to the local economy is ongoing and anticipated to grow with the potential for wood-based value-added enterprises.

Industrial land use, both water and land-based, provide a solid foundation for the community's economic livelihood. Industrial land use enhances the economic viability of Ucluelet through the diversification of the local economy and the provision of employment opportunities. Industrial land provides space for the supply, storage, distribution and repair functions which support other "front line" enterprises.

Local industrial land can also support the District's policies and actions to reduce greenhouse gas (GHG) emissions and respond to climate change. This is achieved through the promotion of innovative and clean industrial uses that are appropriately located and designed to maximise energy efficiency. Securing an adequate supply of local industrial land also reduces travel to access service and supply industries.

The Industrial Designation encompasses two main areas – lands at Seaplane Base Road and lands along Forbes Road. These two areas are expected to meet the industrial land needs of the District for the medium to long term. Uses within the industrial designation are designed to provide a neighbourly transition to adjoining non-industrial areas.



Industrial Policies:

Policy 3.85 Support the protection of the District's industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

Policy 3.86 Encourage industrial uses that will achieve higher employment and land use densities.

Policy 3.87 Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

Policy 3.88 Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

Policy 3.89 Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

Policy 3.90 Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.

Given the site's unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.

Policy 3.91 Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the

CD-1 ("Eco-Industrial Park") Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. Explore the inclusion of live/work light industrial uses within this area, particularly on new lands with light industrial designation to the north of Forbes Road and off Minato Road.

Policy 3.92 Continue to recognise the importance of the harbour to the Ucluelet's economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

Policy 3.93 Support the creation of more detailed plan for Ucluelet's Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

Policy 3.94 Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

Policy 3.95 Support the fish plant and supporting industry located within the Village Square designation.

Policy 3.96 Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

Policy 3.97 Support the expansion of the District's industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

Policy 3.98 Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

Policy 3.99 Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

Policy 3.100 Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

Policy 3.101 Encourage the provision of cycling end-of trip facilities, such as bike parking, in industrial areas.

Policy 3.102 Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

Policy 3.103 Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

Policy 3.104 Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses. Explore

the designation of properties fronting Forbes Road as a development permit area to improve the streetscape over time.

Policy 3.105 Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

Policy 3.106 Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

Policy 3.107 Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

Policy 3.108 There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

Institutional

Community and institutional uses in Ucluelet include schools, libraries, recreation areas, health facilities, policing and emergency services, municipal buildings, public utilities and religious institutions.

These places meet many needs: educational, health, spiritual, and safety. They contribute to the wellbeing of the community and to a sense of permanence and stability.

The heart of Ucluelet's civic life is located within the Village Square. This area contains the District Hall and Waterfront Park, George Fraser Memorial Park and the Main Street Dock.

A second cluster of institutional uses is located approximately 1.5 kilometres away along Matterson Drive. This cluster includes Ucluelet Elementary and Senior Secondary Schools, the BMX Bike Track and school playgrounds, the Ucluelet Community Centre, including a branch of the Vancouver Island Regional Library and the adjoining skateboard park and basketball court.

The District recognises that providing cultural and recreation facilities within close proximity to each other is essential to creating a complete community and cultivating a dynamic relationship between the different facilities.

Connections between the two institutional nodes are facilitated by transportation and infrastructure improvements along Main Street, Peninsula Road and Matterson Drive. Walking and cycling between the two areas is encouraged.

Other institutional uses with the community include:

- Recreation Hall on Seaplane Base Road
- Sewage treatment facility on Hyphocus Island
- Forest Glen Seniors Housing (St. Jacques Boulevard)
- Ucluelet Volunteer Fire Brigade;
- Food Bank on the Edge
- Canada Post community post office
- Army Navy & Air Force Club (Peninsula Road)
- RCMP detachment
- Telus and Hydro facilities
- Water and waste water facilities (reservoirs, pump stations)
- School District 70 (Pacific Rim) facilities

At the time of writing, the Ucluelet Elementary School is receiving significant seismic upgrades and renovations - including new day care facilities - and a new Ucluelet Secondary School is under construction. The school is designed to accommodate future expansion if necessary. These new and upgraded facilities will serve the needs of the west coast for the foreseeable future.



Institutional Policies

Policy 3.109 Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events.

Improvements may include signage, planting of trees, provision of street furniture, adding pedestrian and building lighting, public art, and other aesthetic and functional items that make the Village Square more desirable to pedestrians.

Policy 3.110 Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

Policy 3.111 Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

Policy 3.112 Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach).

Policy 3.113 Recognise and support the role of schools as neighbourhood focal points and social centres.

Policy 3.114 Encourage Canada Post to maintain a location for the community post office within the Village Square area.

Policy 3.115 a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

Land Use Plan. Create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their future conversion to a possible variety of community care, shelter, supportive and/or affordable housing uses.

Marine

Small Craft Harbour/ Marine

The jurisdictional boundary for the District of Ucluelet extends approximately 200 metres (ten surveyor's chains, or 660 feet) into the Pacific Ocean surrounding the Ucluth peninsula, as shown on Schedule A. It is the intent of the District to regulate uses contained within the water areas to the full extent of its jurisdiction.

The Harbour (Ucluelet Inlet) has historically and continues to play an important role in the life and well being of residents in the District.

Currently a range of activities occur, such as fishing (commercial and sport), private boat moorage, guides and outfitters and other recreational pursuits, including launching points for excursions on the water along the West Coast, particularly the Broken Group of Islands.

A number of leases of provincial Crown foreshore have been created over the years. To date, the development of these water lots has not been regulated by the municipality through tools such as Development Permit designations.

The calm waters in this natural inlet have provided refuge for mariners for a long period of time.

The harbour has potential to maintain and promote what makes Ucluelet a great place – a place that services the fishing and sport fishing industries, the tourist industry, inspires artists and photographers and supports daily recreational enjoyment by many within the community.

The harbour is an asset worth protecting for the future economic prosperity and livability in the District.



The water areas of Ucluelet are generally designated as either:

- Small Craft Harbour (three public water lots)
- Water Lot (primarily privately-held foreshore leases)
- Marine Conservation (remaining water areas not in registered water lots)

In addition to these three designations, several water lots are designated in conjunction with the adjacent land-based designation (e.g. Village Square or Residential).

Each registered water lot is inextricably linked to various adjacent land uses; hence the relationship between land and water requires careful consideration, which could include parking needs, water and sewer servicing and visual impacts.

Following the guiding principles of this OCP, the District has designated environmentally sensitive areas and shoreline habitat as environmental Development Permit areas. See Schedule E for DP area mapping and Part 6 [Implementation](#) for DP guidelines.

General Policies:

Policy 3.116 Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

Policy 3.117 Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

- Commercial aquaculture
- Boat, vessel or aircraft storage
- Landfills

Policy 3.118 Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas: see Development Permit Area - Schedule E.

Policy 3.119 Support marine ecology and marine education facilities within the Harbour.

Policy 3.120 Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks.

Policy 3.121 Support transient boat moorage provided adequate sanitation facilities are located nearby.

Policy 3.122 Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water.

Policy 3.123 Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations.

Policy 3.124 Explore new means of generating revenue to fund Harbour infrastructure.

Small Craft Harbours

The Small Craft Harbour is owned by the Department of Fisheries and Oceans, and it is managed by the District. The Small Craft Harbour manages three water lots. These are:

- Lot 2084, known as the inner harbour
- Lot 1977, known as the outer harbour
- Lot 1877, known as 52 steps

Small Craft Harbour Policies:

Policy 3.125 Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

Policy 3.126 Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

Policy 3.127 Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

Water Lot Policies:

Policy 3.128 A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

- docks and moorage of fishing vessels
- loading and unloading of marine vessels
- fish processing and support industry
- tourist and recreation facilities, including marinas and boat launches
- float homes
- live-aboards and houseboats

- pier residential housing
- environmental protection
- passive recreation and opportunities to view and experience the harbour from key locations on land
- utilities
- log storage

Policy 3.129 The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, specialty catch off-loading, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.



Generally vessel off-loading and other heavy industrial uses are not encouraged at Main Street Dock. Other existing public and private wharfs within the harbour may be more suitable for such activities.



Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as “Marine Conservation”. Offshore rocks and islets shown as Marine Conservation on Schedule A are intended to be left in their natural state.

Marine Conservation Policies:

Policy 3.130 Invite regional partners to participate in developing a comprehensive “Healthy Inlet / Safe Harbour” management plan for the Ucluelet Inlet, including:

- habitat sensitivity, protection and enhancement;
- co-ordinated approach to cleanup and avoiding future contamination (sewage, plastics, derelict vessels, etc.);
- coordinated policy for liveaboard moorage and sewage disposal;
- overview of type, amount and location of landing and moorage facilities.

Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 300 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:

housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, surfing and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet's challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a local 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.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuulu?if?ath Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

Policy 3.131 Short-term Housing Action Plan:

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (completed 2019)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

- community care, shelter, supportive and/or affordable housing uses;
- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.



Affordable Housing Policies:

Policy 3.132 Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

Policy 3.133 Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

Policy 3.134 Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments. As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.

Policy 3.135 Permit secondary suites in single-family dwellings with sufficient off-street parking.

Policy 3.136 Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

Policy 3.137 Encourage alternative housing options, including small lot subdivisions.

Policy 3.138 Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

Policy 3.139 Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

Policy 3.140 Encourage land use and building design which results in liveable but smaller, more affordable housing units.

Policy 3.141 Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

Policy 3.142 Encourage private, non-profit and co-operatively run housing units.

Policy 3.143 Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

Policy 3.144 The District does not support strata conversion of previously-occupied rental housing units.

Policy 3.145 Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

Policy 3.146 Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

Residential – Multi Family

Smaller units in higher density, multi family areas are an important component of the District’s affordable housing strategy.

Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.

Multi Family Residential Policies:

Policy 3.147 Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

Policy 3.148 Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

Policy 3.149 Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

Policy 3.150 Explore the use of coach houses and forms of low-to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

Policy 3.151 Encourage the provision of underground or concealed parking and affordable housing units.

Residential – Single Family

The majority of housing in the District of Ucluelet is made up of detached single-family homes.

Single Family Residential Policies

Policy 3.152 Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

Policy 3.153 Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

Policy 3.154 Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

Policy 3.155 Designate Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of the island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development. Some light industrial uses may be introduced as a compatible transition between the sewage lagoons and residential areas.

Policy 3.156 Encourage residential development adjacent to Spring Cove (e.g. former BC Packers site) in ways that maximise preservation of environmental and cultural values, fit with the natural setting and extend public access through the Safe Harbour Trail along the shoreline.

Residential – General

General Housing Policies

Policy 3.157 Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

Policy 3.158 Explore density bonuses for incorporating energy efficiency in existing and new buildings.

Policy 3.159 Cluster residential units to preserve natural areas where possible.

Policy 3.160 Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



Future Comprehensive Planning Areas

Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

Former Forest Reserve Lands

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this area is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining these values. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities serving the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan; a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

Policy 3.161 Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

Policy 3.162 Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

Policy 3.163 A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

Policy 3.164 The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

Policy 3.165 Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, ecological landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

Policy 3.166 The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

Policy 3.167 Gates, guard houses, and other means of restricting public access are not permitted.



Policy 3.168 Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

General Future Comprehensive Planning Area Policies

Policy 3.169 Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

Policy 3.170 The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

Policy 3.171 The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community with potential for guest accommodation, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

Policy 3.172 All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

Policy 3.173 Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.

Policy 3.174 Hyphocus Island is currently zoned as Rural Residential. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);



Policy 3.175 Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations.

The Island is zoned as Rural Residential. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Schedule A designates the long-range land use of the island as Parks and Open Space. This reflects that the District is open to discussions on potential acquisition of Francis Island for designation and preservation as park land.

Policy 3.176 The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

Policy 3.177 For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space

should be coordinated with the District’s Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

Policy 3.178 All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

of this designation is for these areas to be left in a natural state until comprehensive plans have been accepted for the intended uses, with timing to be determined.

Policy 3.179 It is not in the public interest to extend services or approve subdivisions that would create new parcels within areas designated as “Areas of Potential Future Growth” on Schedule ‘A’.

Areas of Potential Future Growth

Development of lands designated as “Areas of Potential Future Growth” on Schedule ‘A’ is considered beyond the scope of this plan, i.e., beyond the current capacity of municipal services and/or beyond the year 2050. Amending the OCP to permit earlier development would require a comprehensive plan demonstrating the social, economic and environmental case for servicing and developing those areas.

These areas have zoning designations previously applied, and an OCP designation does not affect that zoning. However the intent

Part Four: Systems

Servicing and Infrastructure

The District maintains a network of municipal roads, sidewalks, water treatment and distribution, storm drainage, sewer collection and treatment infrastructure. These are monitored and maintained to meet a series of federal and provincial standards. The District plans, develops and maintains these municipal infrastructure systems to enhance the community's health, safety and overall quality of life, and to protect the local environment.

Objective 4A To protect community health and the environment by developing and maintaining efficient and highly-functioning water and sewer systems.

Objective 4B To ensure an orderly pattern of utility services and avoid premature or unnecessary public expenditures on municipal infrastructure.

Objective 4C To use water resources efficiently to ensure a safe and reliable supply over the long term.

Objective 4D To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.

Objective 4E To reduce the use of fossil fuels and other resources in municipal operations through improved efficiency and conservation.

Objective 4F To adopt an environmentally sound, integrated stormwater management strategy.

Objective 4G To ensure that the costs of upgraded services are borne primarily by those who benefit.

Objective 4H To ensure that new development contributes toward the costs of infrastructure improvements.

Water Supply

The District of Ucluelet has two domestic water sources. The Lost Shoe Creek Aquifer supply currently consists of four wells which produce approximately 9,450 m³/day (at 90% capacity). Drier summer weather patterns potentially limit this supply, as the aquifer is drawn down to the level of the deepest well. Active water licenses also allow the District to draw up to 3,239 m³/day from Mercantile Creek; of this approximately 500 m³/day is allocated to the Ucluelet First Nation. Additional surface water cannot be taken from this source, to protect the Mercantile Creek fish habitat resource.

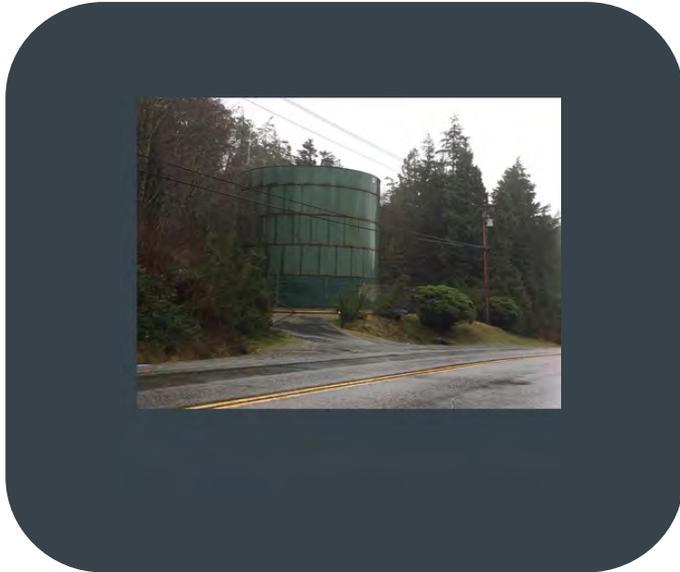
In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current system capacity. The second approach would develop a new water supply from Kennedy Lake, identified as a source of sufficient volume to sustain the entire region. The feasibility, costs and treatment options have been analysed for the Kennedy Lake system. Ongoing discussions with regional partners will be key to determining the ultimate approach to providing a resilient, healthy source of domestic water to the community.

Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway

(1,400 m³ of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m³ of storage) for a total capacity of 2,700 m³.

There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility. A new reservoir could be partially funded through the Development Cost Charge bylaw.



Sanitary Sewer

The District's wastewater collection system consists of a network of gravity and forcemain sewers feeding into one of 15 municipal pump stations. All sewers are pumped through the Helen Road Pump Station before discharging to the District of Ucluelet's Wastewater Treatment facility located on Hyphocus Island.

The wastewater treatment facility is a 3-cell aerated lagoon. Each cell is lined with a high-density polyethylene membrane with a baffling curtain system which maximizes the retention time of the effluent water, allowing the system to provide a high degree of treatment. To expand lagoon capacity into the future, cell # 3 may be expanded and deepened, additional cells may be constructed if land is secured by the District, and a tertiary treatment plant may be constructed.

The District's lagoon system discharges into a marine outfall system. This outfall is located under Ucluelet Inlet to Alpha Passage near George Fraser Islands (1,480 metres in length) and accommodates the treated effluent from the District's lagoon. The outfall is sized to also handle untreated waste from up to three fish processing plants.

Pumping wastewater is expensive to maintain. However it is unavoidable, due to Ucluelet's topography. The District is pursuing strategies to reduce reliance on sewage pumping in the long term. This may include redirection and extension of specific collectors and forcemains. Additionally, the District should carefully evaluate the long-term financial operating costs before assuming responsibility for future infrastructure as a result of new development.

Heavier rainfall events in recent years have caused the maximum daily flows to exceed permit allowances approximately three to

four times a year. These extraordinary flows are attributable to high levels of inflow and infiltration (I & I), combined with more intense storm events. The District has an ongoing program to identify and address I&I incidents.

Stormwater Management

Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall (3,300 mm per year of precipitation). Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. The existing system in Ucluelet includes a mixture of pipes and open drainage ditches and swales. Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.

Solid Waste and Recycling

In 2007 the Alberni Clayoquot Regional District (ACRD) commissioned a Solid Waste Management Plan, which was endorsed by District Council. The plan's objectives are to:

Objective 4I Reduce the amount of waste requiring disposal.

Objective 4J Increase the level of recycling activity throughout the regional district.

Objective 4K Ensure that any residual waste is disposed of in a manner that protects the environment and social well-being.



In the West Coast Landfill catchment area, waste reduction targets are based on recycling rates, as the disposal rate may not be an accurate reflection of progress since it is highly affected by the annual success of the tourism industry. It is anticipated that the West Coast Landfill will be the central delivery area for recyclables collected on the west coast

Currently, there is no suitable local location to dispose of land-clearing debris and household organic waste. The District expects to continue to work with the Alberni Clayoquot Regional District on regional solutions to organic waste recycling.

The 2006 'Human-Bear Conflict Management Plan' guides consideration of development proposals and necessary actions

to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

Servicing Policies

Policy 4.1 Require developers to pay for the full servicing costs associated with growth.

Policy 4.2 Commission, and update as necessary, infrastructure master plans for municipal water, sewer, roads, building facilities, parks, and integrated stormwater systems.

Policy 4.3 Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

Policy 4.4 Maintain a 5-year capital works plan for the construction and upgrading of municipal utilities, based on the infrastructure master plans and long-range financial plan.

Policy 4.5 Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

Policy 4.6 Plan for water conservation as a necessary part of future development in order to reduce peak demand requirements and meet funding criteria from Provincial and Federal governments.

Policy 4.7 Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

Policy 4.8 Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

Policy 4.9 Continue an active program to reduce inflow and infiltration into the sewage system.

Policy 4.10 Continue an active program for detecting leaks and unauthorized water use.

Policy 4.11 Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

Policy 4.12 Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

Policy 4.13 Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

Policy 4.14 Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

Policy 4.15 Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.

Policy 4.16 Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

Policy 4.17 Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

Policy 4.18 Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

Policy 4.19 Encourage community waste reduction and recycling.

Policy 4.20 Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

Policy 4.21 To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

Policy 4.22 Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

Policy 4.23 The number of District-owned and operated sewer pump stations should be minimised.

Policy 4.24 Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

Policy 4.25 Utilize energy-efficient street lighting to reduce energy use.



Municipal Finance, Governance and Operations

A primary task of the municipal organization is to maintain the business functions which support the community's local government.

Taxation, utility billing, infrastructure financing, budgeting, contracting and seeking grants are all core functions of the District. Providing timely, accurate information and support enables good decision making by the elected Council.

Municipal staff are charged with ensuring the District functions meet legislated requirements and strive to adopt appropriate best practices to further Council's strategic directions for the community.

Clear communication with Ucluelet residents and other agencies on the ongoing operations, events and functions of the municipality ensures accountability and transparency in all of the District's practices.

Objective 4L To be a healthy, accountable, progressive organisation that is outstanding in the provision of service to the public.

Objective 4M Deliver excellent customer service.

Objective 4N Provide best value for money.

Objective 4O Provide right-sized government services and infrastructure which will be affordable to the community over the long term.

Objective 4P Strengthen relationships within the community and with neighbours.

Objective 4Q Provide streamlined services for residents, businesses and investors in the community.

Policy 4.26 Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

Policy 4.27 Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

Policy 4.28 Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



The District recognises that information is another piece of key infrastructure for the community. Land, building, demographic and business data are important information sources which can support community functions, economic development and the work of other agencies.

Policy 4.29 Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

Policy 4.30 Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

Policy 4.31 Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

Economic Development

Ucluelet prides itself as being a working town. The economy has traditionally been based on the forest, fishing and mining industries up until the nineteen nineties.

Today Ucluelet and Tofino serve a trading population of roughly 4,000 in addition to an increasingly large number of tourists attracted by the area's pristine scenic beauty.

The District works with Tourism Ucluelet and the Chamber of Commerce to further promote the unique attributes of the town, while differentiating the visitor experience between the west coast communities of Tofino and Ucluelet.

Ucluelet continues to improve its image and appeal to visitors. This is achieved through promoting the community as a working harbour and drawing attention to the Wild Pacific Trail, the area's heritage and cultural values and access to the Broken Group Islands.

A new fiber-optic data network serving Ucluelet supports businesses and individuals who increasingly live locally but interact with a far-flung network of clients, customers and suppliers.

Strategic improvements to the public realm in the Village Square area is a priority for enhancing the safety, comfort and experience of both locals and visitors. These pathways and gathering places act as the backbone to the community and also support the further development of the Ucluelet economy.

The District of Ucluelet commissioned an Economic Development Strategy Update in 2017. The study identified strategic directions which are reflected in the following economic objectives.

It remains important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its traditional small-town character.

“As of the 2011 National Household Survey, the concentration of tourism-based jobs in the Ucluelet area was about 2.5 times the provincial average. These are a combination of jobs in accommodation services, food and beverage services, recreation, transportation, retail, and others.

This underlies the importance of tourism to the Ucluelet economy and is impressive considering that every community in the province has at least a small tourism industry.

But the real outlier in the Ucluelet economy is the fishing sector. Including fishing, aquaculture and fish processing, the concentration of employment in Ucluelet is 64 times the provincial average. Fishing jobs are naturally more concentrated because they are mostly limited to coastal communities, but this is still a remarkable result.

About 18% of all jobs with a fixed place of work in Ucluelet were in fishing, and this does not include all the various suppliers to the industry.”¹

Objective 4R Sustain a local economic development structure and tools.

Objective 4S Invest in Ucluelet's human potential.

Objective 4T Enhance physical infrastructure for economic development.

Objective 4U Support and build on the twin pillars of the Ucluelet economy – harbor-related industries and tourism.

Objective 4V Pursue targeted economic development opportunities.



The updated Economic Development Strategy identifies the following strategic polices which the District is pursuing:

Policy 4.32 As part of an overall strategic review of the long-term demand for municipal resources, assess the level of staffing and/or financial commitment to economic development.

Policy 4.33 Continue to support a business and employment retention and expansion (UBERE) program.

Policy 4.34 Communicate Ucluelet's attributes and opportunities for economic development.

Policy 4.35 Maintain a collaborative relationship on economic development projects with Yuułuꞵiꞵatꞵ Government and Toquaht Nation.

Policy 4.36 Continue to support the development of a range of housing options, including dedicated staff housing if the need arises.

Policy 4.37 Continue working to improve the municipal water system.

Policy 4.38 Continue to work with the Department of Fisheries and Oceans (DFO) and industry to maximise the effectiveness of the harbor for commercial fishing operations.

Policy 4.39 Support the expansion and diversification of tourism amenities and attractions.

Policy 4.40 Support ongoing community input into Economic Development.

Policy 4.41 Continue to support new and expanded post-secondary education and/or advanced research institutions.

Policy 4.42 Continue to support health service improvements in Ucluelet and the region.

Policy 4.43 Continue to support programs and events that enhance Ucluelet's unique sense of place and high quality of life.

Policy 4.44 Explore alternative uses of the Coast Guard lands.

Policy 4.45 Ensure sufficient supply of industrial land is designated and, when appropriate, serviced for future use.

Policy 4.46 Support continued improvement to regional transportation infrastructure.

Policy 4.47 Support the continued operation and expansion of marine support services.

Policy 4.48 Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

Policy 4.49 Target technology and energy-related entrepreneurs.

Policy 4.50 Support the expansion of forestry and wood products manufacturing.

Policy 4.51 Explore marketing synergies among tourism providers in the west coast region.

Policy 4.52 Support closer ties between local educational institutions and the business community.

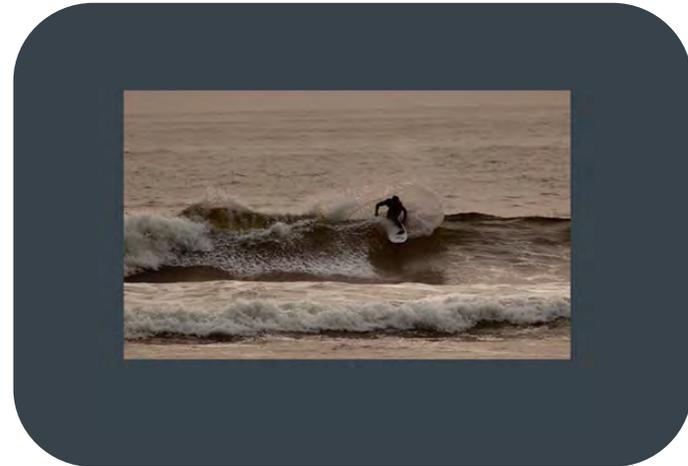
Policy 4.53 Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

Policy 4.54 Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

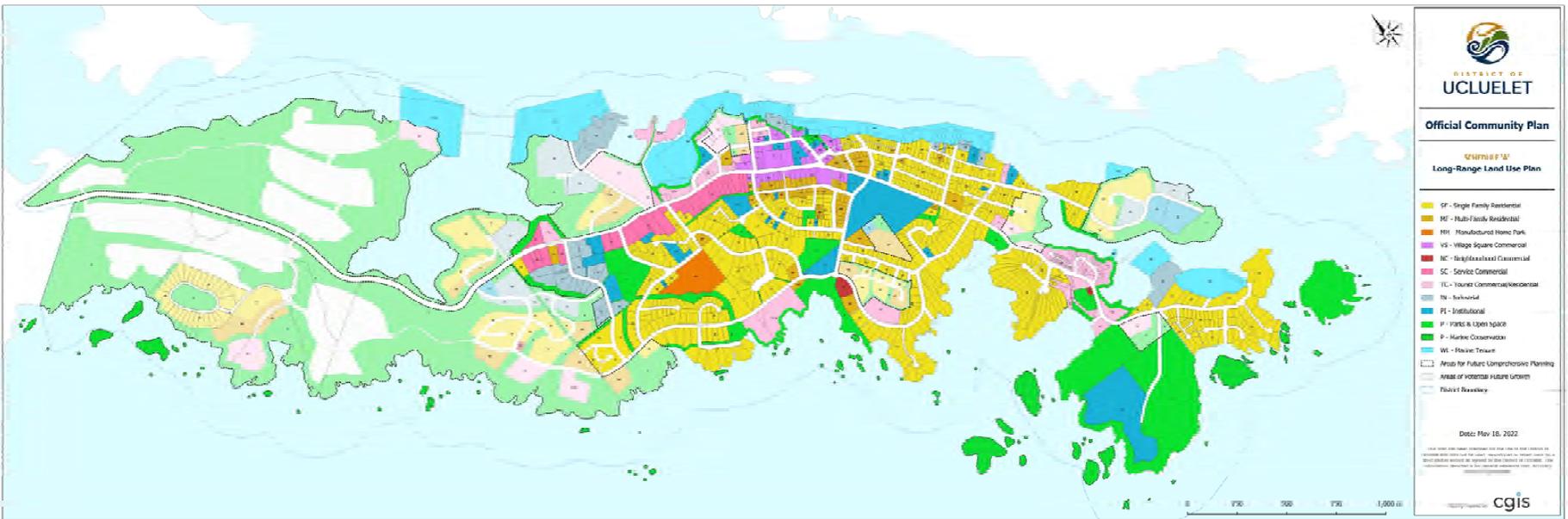
Policy 4.55 A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

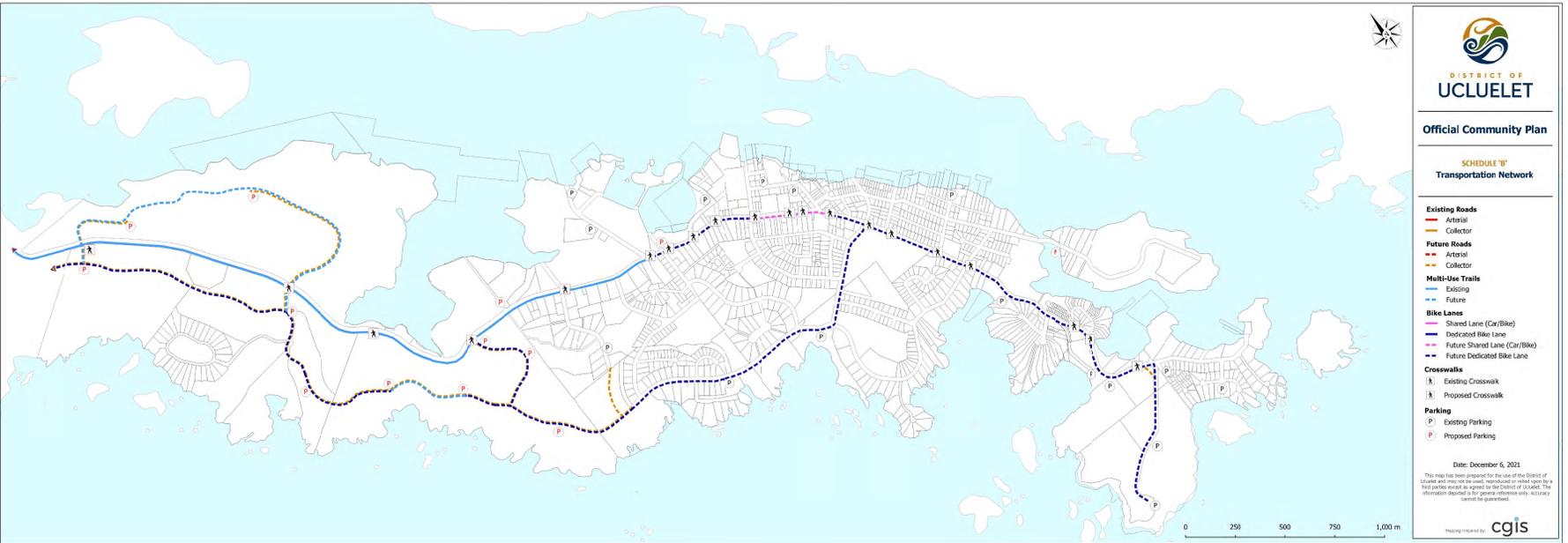
in economic development as well as a recreational amenity for residents.

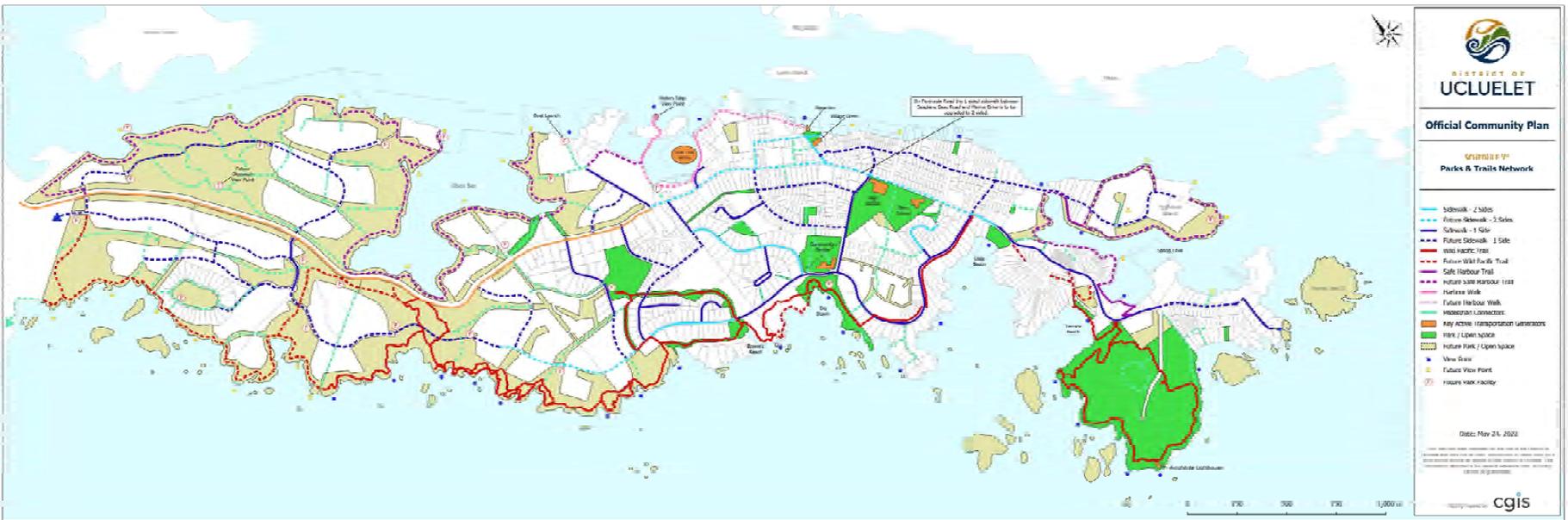
Policy 4.56 Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.

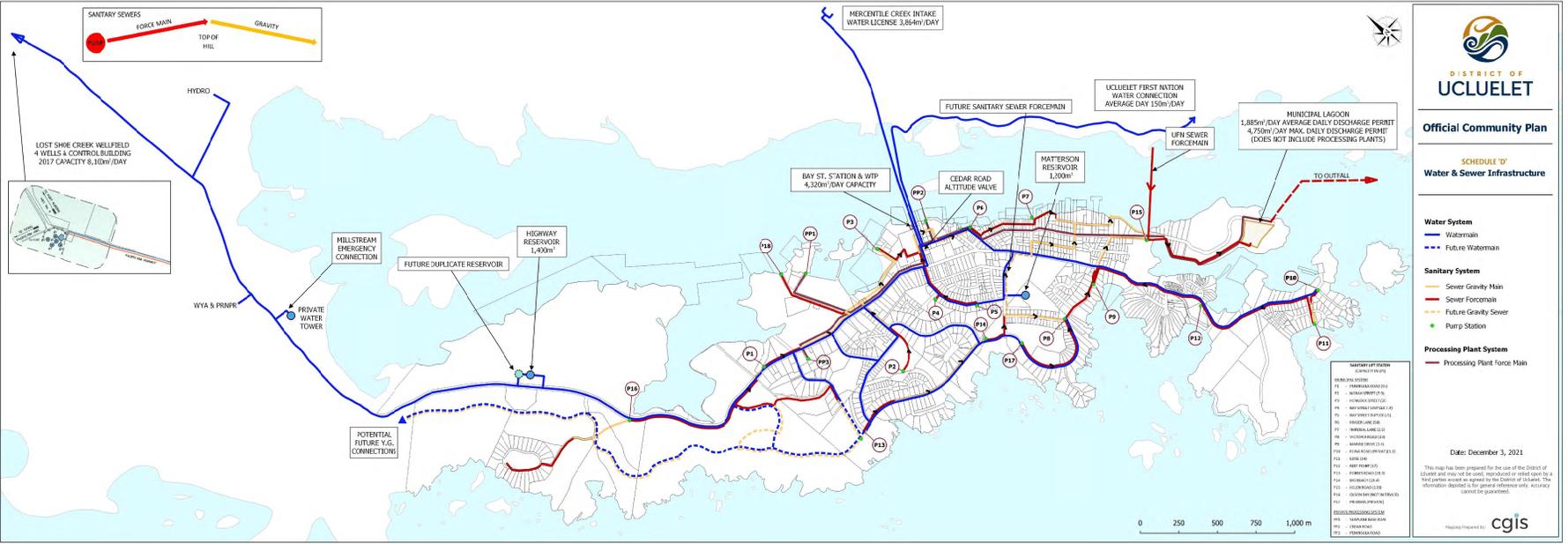


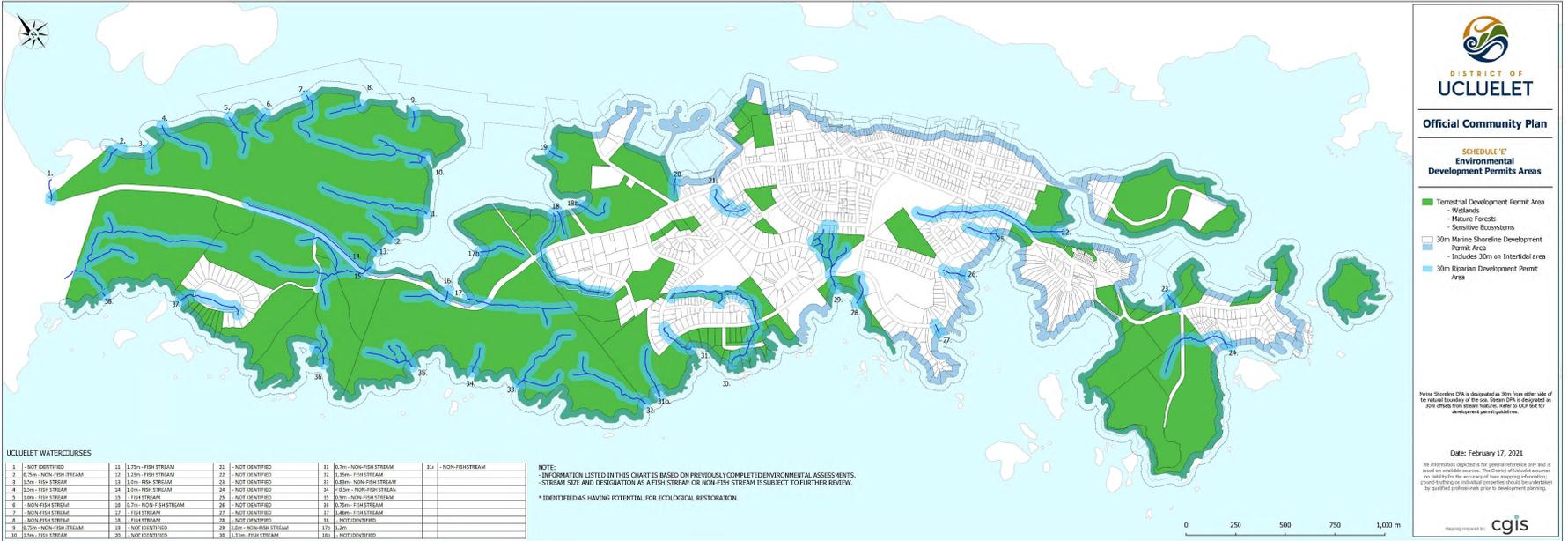
Part Five: Schedules & Maps

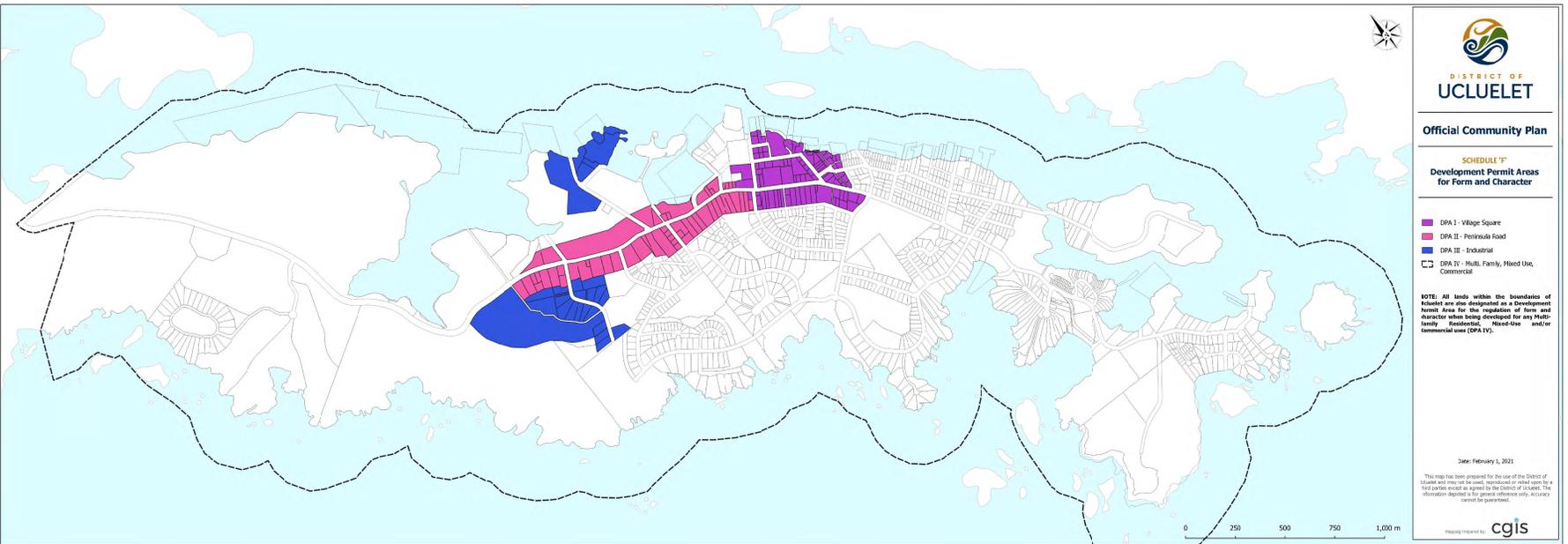


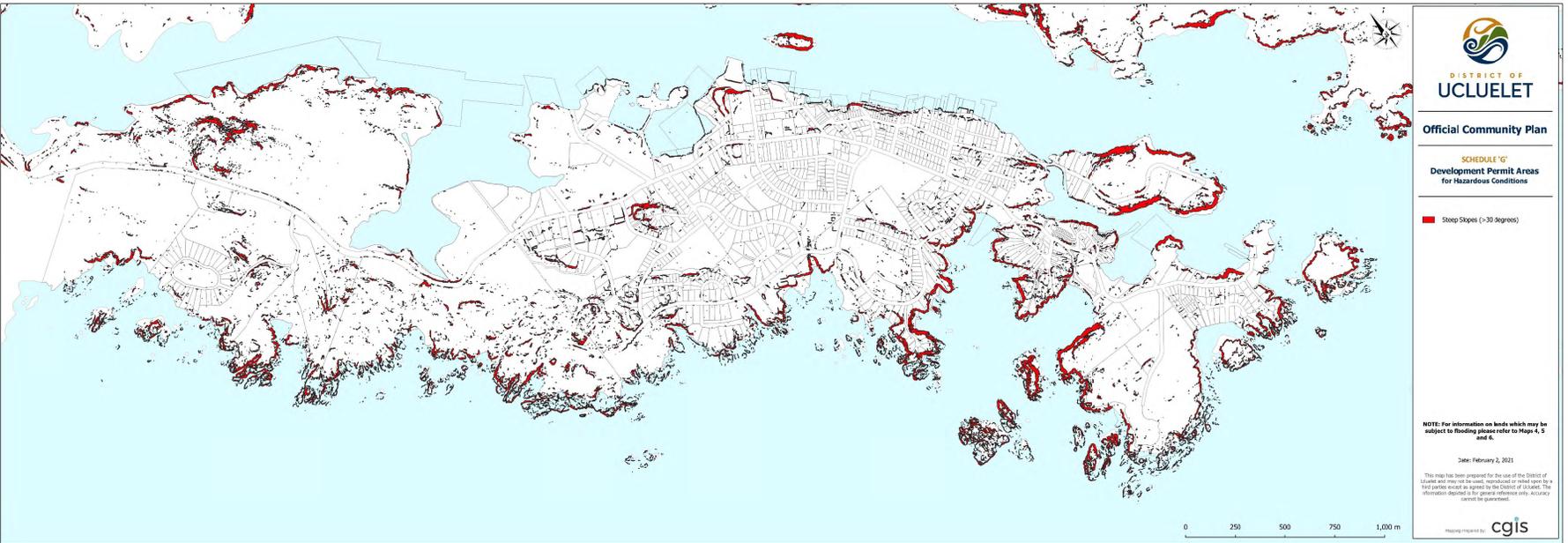


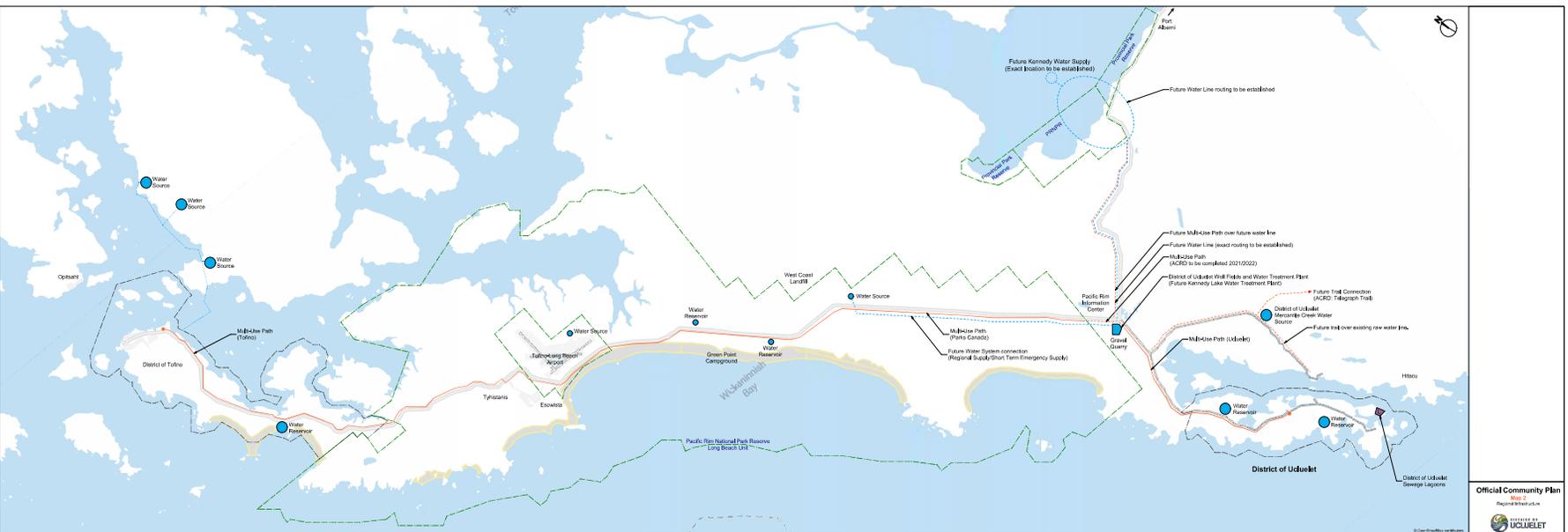




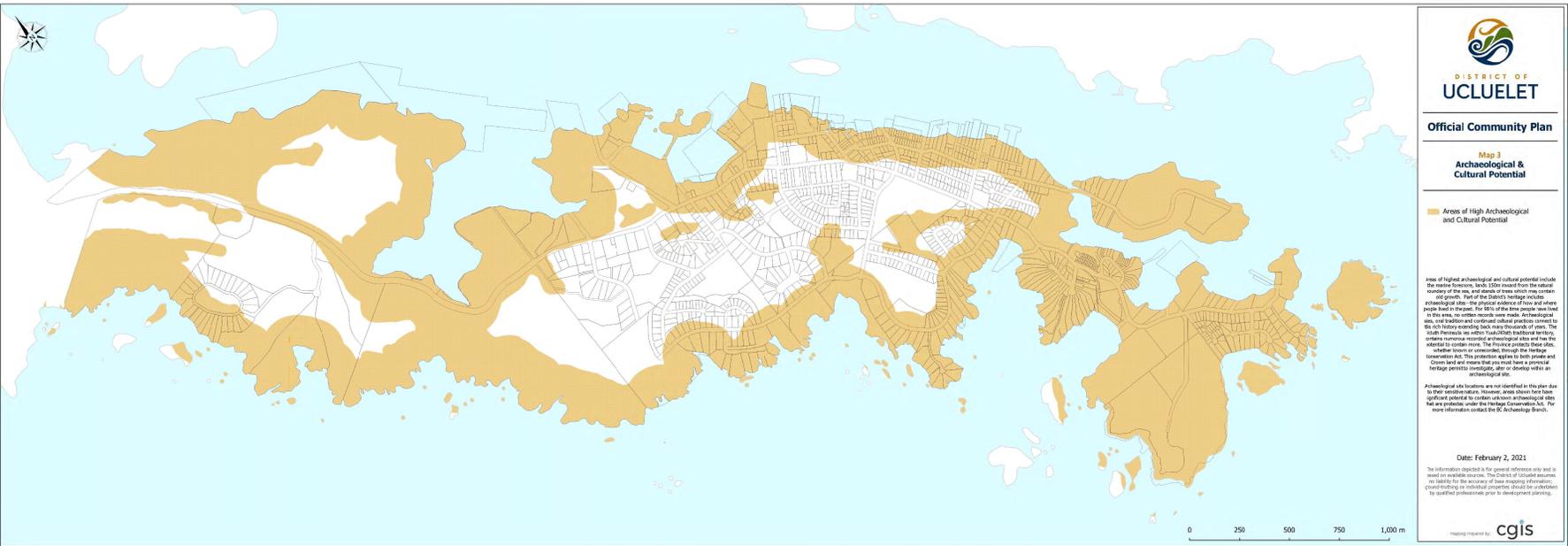








Official Community Plan
Water 2
Region of Strathcona
ESTABLISHED BY
UCLUELET




DISTRICT OF UCLUELET

Official Community Plan

Map 3
Archaeological & Cultural Potential

 **Areas of High Archaeological and Cultural Potential**

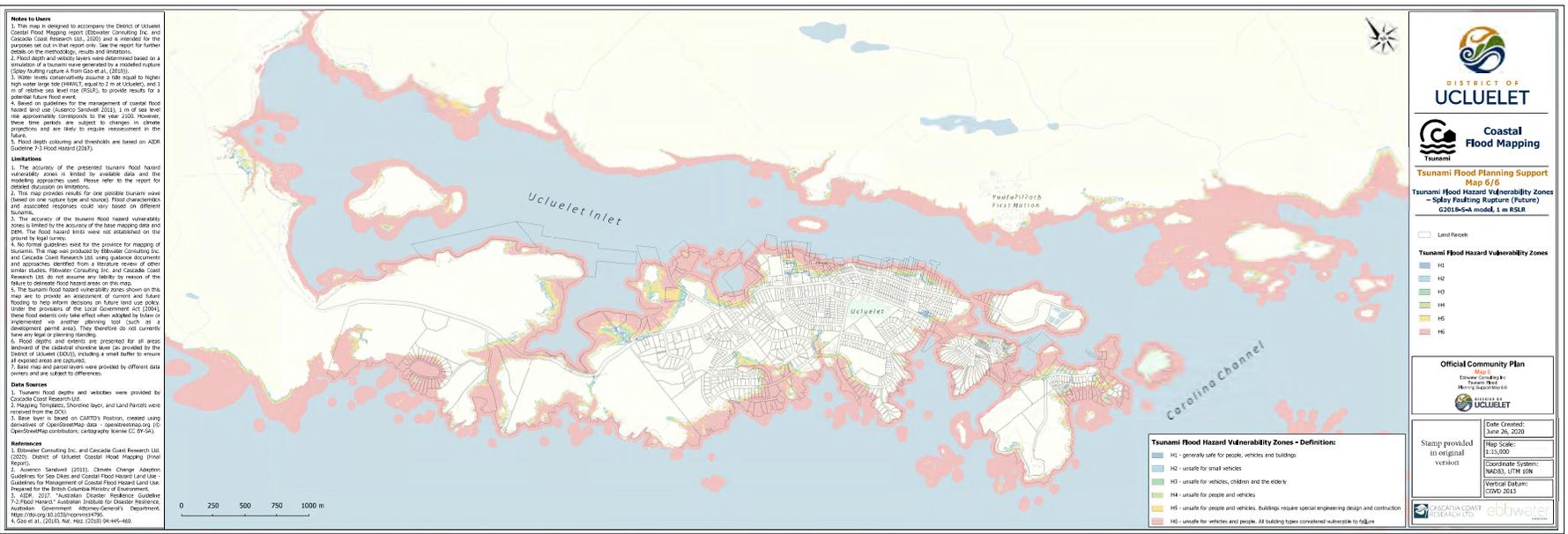
Areas of high archaeological and cultural potential include the archaeological resources, both visible and from the natural landscape of the area, and those of great value to the citizens and growth. Part of the District's heritage includes archaeological sites, the physical evidence of lives and activities people lived in the past. For 50% of the time people now live in this area, we continue to make archaeological sites and traditions and cultural practices connect to the rich history surrounding, back in the days of early. The District has several archaeological resources which contain numerous historical archaeological sites and has the potential to contain more. The District's priority is to identify, whether known or unidentified, through the heritage inventory act. This protection applies to both private and public lands and those that are not have potential heritage permits investigated, after or develop values an archaeological site.

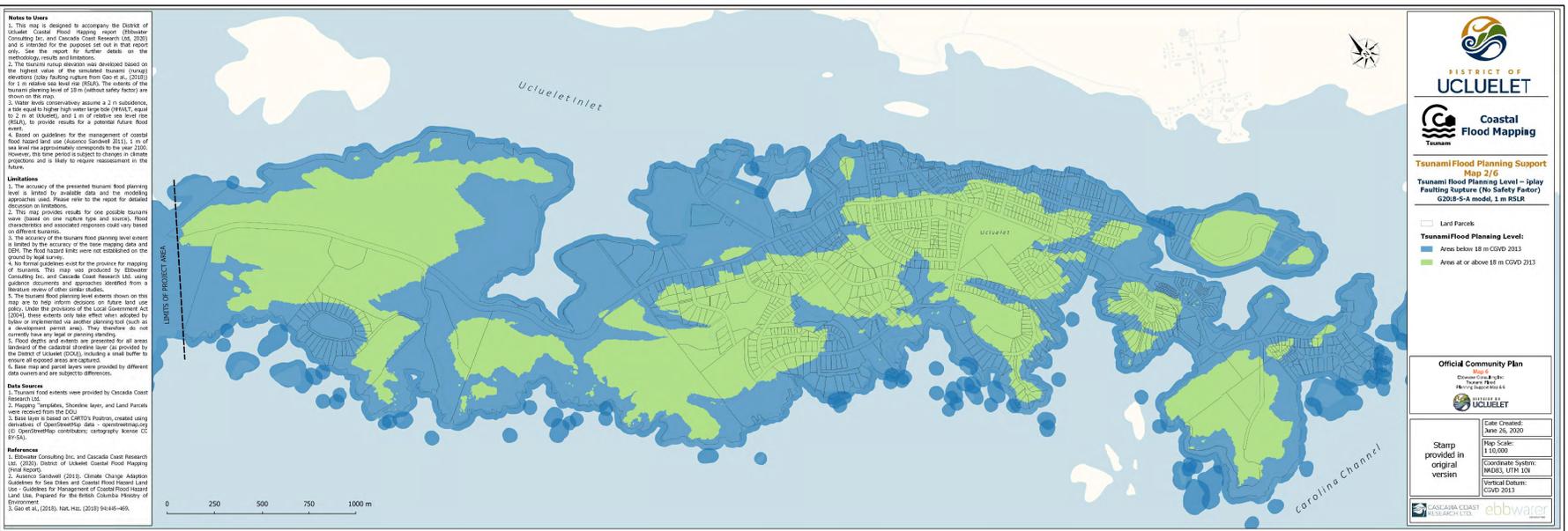
Archaeological site locations are not identified in this plan due to their sensitive nature. However, areas shown here have significant potential to contain or have archaeological sites that are protected under the Heritage Conservation Act. For more information contact the BC Archaeology Branch.

Date: February 2, 2021
 The information depicted is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information provided for use in individual projects. Should be undertaken by qualified professionals prior to development planning.









Notes to Users

1. This map is designed to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbwair Consulting Inc. and Cascade Coast Research Ltd. 2020) and is intended for the purposes set out in that report only. See the report for further details on the methodology, results and limitations.
2. The tsunami return elevation was developed based on the highest values of the simulated tsunami (tsunami elevations) (dry flooding) figures from Geo et al., (2018) for a 2 m relative sea level rise (RSLR). The subset of the tsunami planning level of 18 m (without safety factors) are shown on this map.
3. Table Aries Observationally estimate a 1 m sea level rise equal to higher high water large tide (HHWLT), equal to 2 m at Ucluelet, and a set of relative sea level rise (RSLR), to provide results for a possible future flood event.
4. Based on guidelines for the management of coastal flood hazard land use (Aronson Sandwell 2012), 1 m of sea level rise approximately corresponds to the year 2100; however, this time period is subject to changes in climate projections and is likely to require reassessment in the future.

Limitations

1. The accuracy of the presented tsunami flood planning level is limited by available data and the modeling approaches used. Please refer to the report for detailed discussion on limitations.
2. This map provides results for one possible tsunami wave (based on one rupture type and asseis). Flood characteristics and associated response could vary based on different scenarios.
3. The accuracy of the tsunami flood planning level extent is limited by the accuracy of the base mapping data and CGM. The final hazard limits were not established on the ground by field surveys.
4. No formal guidelines exist for the province for mapping of tsunamis. This map was produced by Ebbwair Consulting Inc. and Cascade Coast Research Ltd. using guidance documents and approaches identified from a literature review of other similar studies.
5. The tsunami flood planning level extent shown on this map are to help inform decisions on future land use policy. Under the provisions of the Local Government Act (LGA), these extents only take effect when adopted by a development permit area. They therefore do not currently have any legal or planning standing.
6. Flood extent and depth are presented for all areas backwash of the coastal drainage lower (as provided by the District of Ucluelet 2012). Mapping is limited to ensure all exposed areas are captured.
7. Base map and parcel layers were provided for different data owners and are subject to differences.

Data Source

1. Tsunami flood extents were provided by Cascade Coast Research Ltd.
2. Property boundaries, Shoreline Layer, and Land Parcels were provided from the DCL.
3. Base layer is based on CRTD's Position, created using information of geospatial data - openstreetmap.org (© OpenStreetMap contributors; cartography license CC BY-SA).

References

1. Ebbwair Consulting Inc. and Cascade Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
2. Aronson Sandwell (2012). Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use. Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
3. Geo et al., (2018). Nat. Haz. (2018) 9:446–469.



DISTRICT OF UCLUELET



Coastal Flood Mapping
Tsunami

Tsunami Flood Planning Support
Map 2/6
Tsunami Flood Planning Level – I-play
Faulting Rupture (No Safety Factor)
CGM-5-A model, 1 m RSLR

Land Parcels

Tsunami Flood Planning Level:

- Areas below 18 m CGVD 2013
- Areas at or above 18 m CGVD 2013

Official Community Plan

Map 8
Official Community Plan
Planning Period 2015-2025
DISTRICT OF UCLUELET

Stamp provided in original version

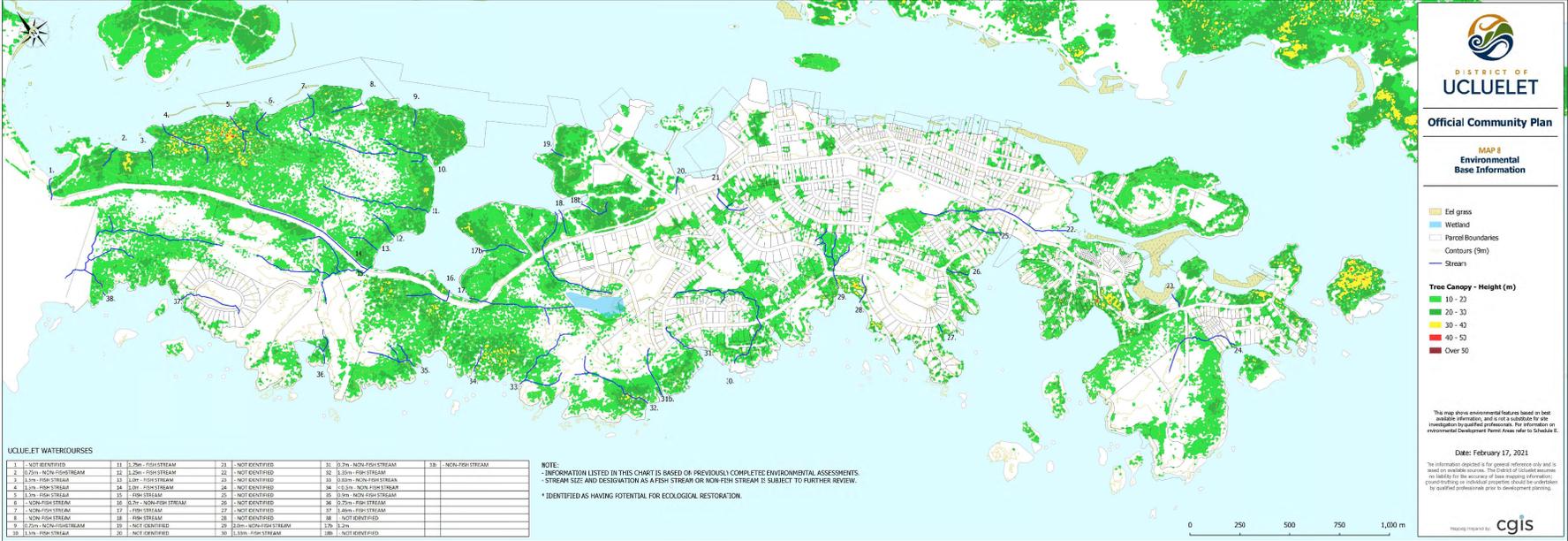
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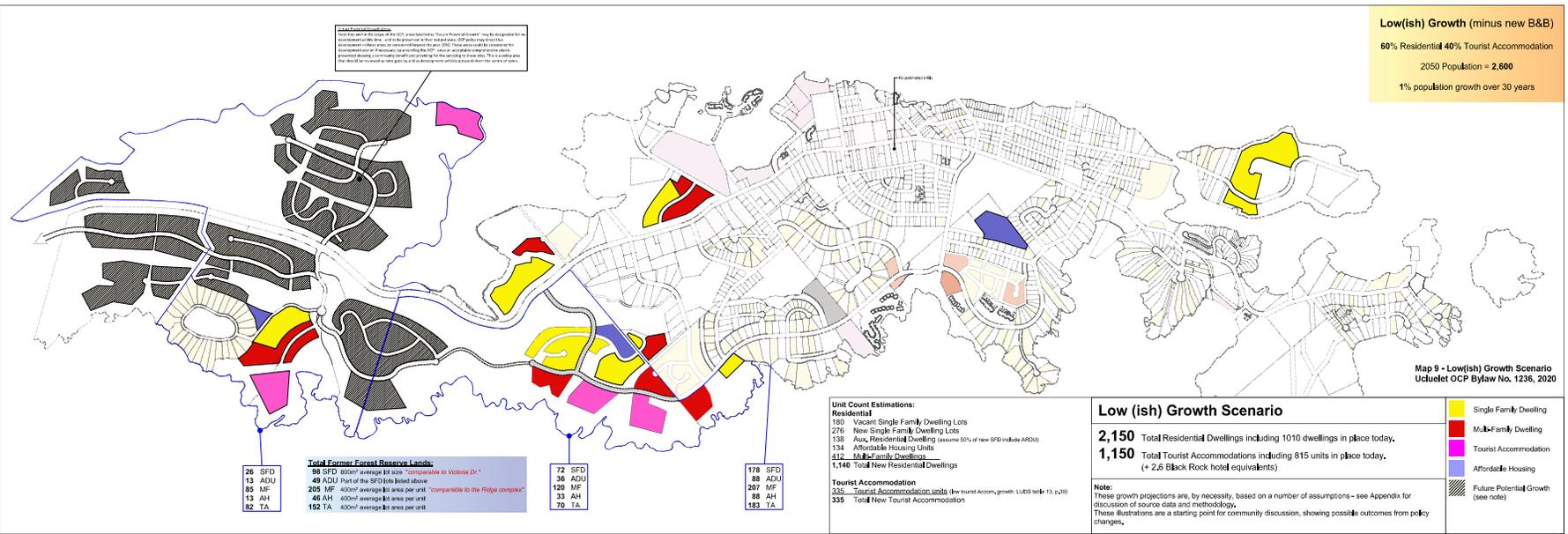
Map Scale: 1:10,000

Coordinate System: NAD83, UTM 12N

Vertical Datum: CGVD 2013





Part Six: Implementation

Implementation

As noted in Part 1, this OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

An Official Community Plan is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan.

The OCP sets out a road map for the community, to let everyone know where we're headed in the long term. The timing of individual actions and steps to implement any area of the OCP depend on future budget discussions, decisions and priorities of the community's elected Council.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true "2020" vision:

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- incorporating the results of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- consideration of a floodplain bylaw to clarify expectations for flood construction levels;

- completion of the sewer master plan;
- completion of an integrated stormwater management plan;
- implementing asset management program;
- development of a community monitoring and reporting process

It is anticipated that the further work noted above could result in specific amendments to this OCP (e.g., adoption of new and updated mapping). The OCP is a living document and such amendments should be seen as a healthy function for an engaged community. It is generally recommended that a community review and update its OCP every five to ten years.

Monitoring

Implementation and monitoring are critical elements to realizing the goals of an Official Community Plan over the duration of the plan.

A regular monitoring process will also benefit future updates to the OCP.

Objective 6A Ensure the OCP is implemented in a timely manner consistent with the goals, objectives and policies identified herein.

Objective 6B Monitor the plan and identify any shortcomings or amendments required to address community-endorsed changes or needs.

Policy 6.1 Develop a process for monitoring and reporting progress on the OCP which dovetails with the excellent work of the Clayoquot Biosphere Trust in producing their regular Vital Signs report.

Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2019 Climate Action Plan.

The District will track and report on the 2030 greenhouse gas emissions reduction target of 40% by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.

Relationship to Other Plans

The OCP builds on and references a number of other plans. More detailed background, discussion and analysis can be found in these plans. The primary recommendations from these inform the policy statements adopted in this OCP.

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)
- Clean Energy for the Safe Harbour – District of Ucluelet 100% Renewable Energy Plan (2019)
- Community Climate Change Adaptation Plan (2020)

In turn, the direction set by the OCP influences a number of bylaws enacted by Council. Adoption of a new or updated OCP is a good catalyst for reviewing and if necessary updating regulatory bylaws of the municipality. This OCP may influence minor, or in some cases significant, amendments or replacement to bylaws such as:

- Annual Budget and 5-year Financial Plan
- Council Procedures Bylaw
- Zoning Bylaw
- Development Application Procedures Bylaw
- Development Cost Charges Bylaw
- Subdivision and Development Servicing Standards Bylaw

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP.

Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid visitor growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

This OCP incorporates, as a starting point, plans and policies directing a slower, lower approach to growth and development - appropriate to the current context in the west coast region. Map 9 shows the “Low(ish) Growth Scenario” analysis which informed the plan.

Objective 6C Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations, the Pacific Rim National Park Reserve and ACRD Electoral Area “C”.

Policy 6.2 In consultation with neighbouring jurisdictions, develop and adopt a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

Policy 6.3 In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

Policy 6.4 Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

Policy 6.5 Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.

Development Permit (DP) Area Designations and Guidelines

Authority

Section 488(1) of the *Local Government Act* allows local governments to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The **form and character** DPAs, the locations of which are identified on Schedule F, are:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family, Commercial & Mixed-Use (DPA IV)

The **environmental** DPAs, the locations of which are identified on Schedule E, are:

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

The **hazardous conditions** DPAs, the approximate locations of which are identified on Schedule G, are:

- Steep Slopes (DPA VIII)

DPA General Guidelines

The following General Guidelines apply to DPAs:

Guideline 1 Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.

Guideline 2 On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

Guideline 3 The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the *LGA*.

Form and Character Development Permit Areas

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

Designation: the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to

control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

Development Permit Area Exemptions

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit on a property where single-family dwelling is a principal permitted use under the property's designation in the zoning bylaw.
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;

3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that comply with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a building's whole façade, or additions to the front of a building would require a Development Permit.
6. an addition to a principal building, provided that:
 - a. The value of the proposed construction is less than \$75,000; and
 - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
 - a. The value of the proposed construction is less than \$75,000; and
 - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which complies with these design guidelines; and,

10. construction, building improvements or site improvements associated with an approved temporary use permit.

General Guidelines applying to all Form and Character Development Permit Areas

All development applications need to meet the underlying objectives for the building design, landscape design, streetscape and signage (as applicable).

- F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;
- F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;
- F3. Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:
 - Easily identifiable building entrances;
 - Narrow commercial storefronts; and
 - Concentrating signage at pedestrian eye level.



F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;

F5. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;

F7. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- Architectural details and/or articulated façade;
- Graphic or artistic illustration;
- Placement of doors and/or windows; and



- Public seating and/or planters integrated into the façade.

F9. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;



F10. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

F11. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.



F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;

F13. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.



F14. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.



F15. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.

F16. As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;



- F17. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;
- F18. Carved or painted wooden signs and individual letters are encouraged;
- F19. Interior-lit plastic sign panels are not supported;
- F20. All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;
- F21. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;
- F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- a. Define the edges of outdoor space such as a café seating area;
- b. Signify a particular spot such as an entrance or gateway;
- c. Highlight pedestrian corridors;
- d. Delineate private and semi-private space from public space;
- e. Beautify a streetscape; and,
- f. Soften the transition of adjacent land uses.



F23. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;

- F24. Native trees and plants should be used where appropriate;
- F25. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects /British Columbia Nursery Trade Association landscape standards;
- F26. When laying out new parking areas, integrate vegetated bioswales to collect and filter stormwater;
- F27. Hardscape materials must be of a "non-skid" type and of durable quality;
- F28. Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;

- F29. Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
- F30. All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
- F31. When locating buildings allow space for the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk within vegetated corridors along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule 'C' Parks and Trails Network.
- F32. In order to preserve Ucluelet's dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground.



Development Permit Area I (Village Square)

The Village Square Development Permit Area (DPA I) is established for the following purposes:

revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community's highest densities and built forms, yet is designed to respect public views and the community character.

The objectives which justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community's core area. Ucluelet is designated a "resort municipality" under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and local attributes, much of which is characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community's history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail,

service and office development in the area, complemented by specific residential uses.

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:

- F.I.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.
- F.I.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;



Figure DPA 1.1 Important Views - Inlet



F.I.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property

boundaries;

- F.I.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;
- F.I.5. Properties fronting Peninsula Road and Main Street must be designed to create an eclectic, inviting and pedestrian-friendly streetscape by carefully considering scale, massing and character;
- F.I.6. New buildings should be sited close (e.g. 0 to 1.5m) to the property line fronting the street, with parking located to the side or rear. Covered porches, canopies or awnings are encouraged.
- F.I.7. Some variation in the location of the building frontage relative to neighbouring buildings is encouraged, which will preserve the sense of informality and allow for the creation of useful outdoor areas facing the street.
- F.I.8. Zero setbacks from side property lines is supported to create a continuous pedestrian streetscape. Gaps between buildings are to be minimized; therefore, avoid

placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.I.9. The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street-oriented development, a series of alleys should lead to an internal system of courtyard and mews type developments with a mix of uses clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

Development Permit Area II (Peninsula Road)

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and related retail and commercial developments are natural draws for people. Ucluelet is in a strong position to capture the vitality of the waterfront by building welcoming places that evoke the character of coastal life.

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District's image, the form and character described above needs to translate to the area's architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water's edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community-led aspirations to achieve developments of high quality and character.

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

- F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;





Figure DPA II.1 Important Views - Small Craft Harbour

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;

Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the image of Ucluelet;

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

- F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;
- F.III.2. Landscaped screening strips should be provided:
 - Along the property edge next to roadways;
 - Between parking areas, roadways and buildings;
 - Between different parking areas; and,
 - Between buildings and parking areas.
- F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;
- F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;
- F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.
- F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.

Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

Guidelines:

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

- F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;
- F.IV.2. Sloped roofs, rather than flat roofs, are preferred;
- F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, landscaping and physical design;
- F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry from the street. Excessive use of blank walls must be avoided;
- F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to 12m (39 feet) may be permitted;



- F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;
- F.IV.7. Where buildings are in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;
- F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;
- F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;
- F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.
- F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;
- F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical to maintaining the character of the

community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and,

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;



District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;

F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to

prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. Minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;

F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.IV.24. All waste bins must located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

Environmental Development Permit Areas

Objective: to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

Designation: the following Development Permit Areas (DPAs), identified on Schedule E, Environmental Development Permit Areas map, are designated under section 488(1)(a) of the *Local Government Act* protection of the natural environment, its ecosystems and biological diversity):

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

Development Permit Area Guidelines specify the District's objectives and regulations for each area.

General Guidelines Applicable to all Environmental DPAs:

- E1. For all land lying within an Environmental DP area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;
- E2. The QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment's BC Species and Ecosystems Explorer for the categories

"plants and animals" and "Ecological Communities" that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

- E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.
- E4. For all non-emergency circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:
- a. A site plan certified by a B.C. Land Surveyor that locates:
 - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
 - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
 - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
 - b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.

- E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.
- E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
- E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
- E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.
- E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building’s footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website www.coastalisc.com/priority-invasive-plants.
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, as presenting an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.
8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:

- a. emergency actions for flood protection and erosion protection;
 - b. removal of hazard trees characterized by a Certified Arborist;
 - c. clearing of an obstruction from bridge, culvert or drainage flow;
 - d. bridge and safety fence repairs in accordance with the *Water Act*;
 - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
11. Activities permitted by the provincial government on provincial Crown lands.
12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
- a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
 - b. Do not entail structural stairs;
 - c. Entail no removal of streamside or shoreline vegetation;
 - d. Do not impair stream bank or shoreline stability;
 - e. Do not impact sensitive habitat;
 - f. Avoid wildlife corridors and nesting sites; and
 - g. Are specifically designed to discourage motorized vehicle use.

13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

DPA V – Terrestrial Ecosystems (Mature Forest) Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E.

Justification

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

Guidelines

- E.V.1. Development should be planned to avoid intrusion into DPA V areas of the site and to minimize the impact of any activity on these areas.
- E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

DPA VI - Stream and Riparian Areas Protection

Category

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 488(1)(a) of the *LGA*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

- a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,
- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E. The latter is intended as a visual aid to help locate these areas. Within the Plan area, “stream” includes all named and unnamed watercourses, ponds, and wetlands.

Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*, and
- Protecting water quality and quantity.

Guidelines

E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas of the site and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that would encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.

- E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
- a. The building is located within an existing landscaped area;
 - b. No native trees are removed; and
 - c. The area of the structure is not more than 10 m².

DPA VII – Marine Shoreline

Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E.

Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal

waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

Guidelines

- E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must obtain a Development Permit, the application for which must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
- i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
 - ii. Retention or restoration of native vegetation and soils;
 - iii. Removal of invasive species;
 - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
 - v. Specification of any activities that may occur within the buffer areas; and
 - vi. Must state that the proposal is suitable for the area intended for development.
- E.VII.3. Land shall be retained in its natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel

outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.

- E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall not occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
- E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.
- E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a

Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.

- E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
- a. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
 - b. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
 - c. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
 - d. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
- E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
- E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
- E.VII.11. Parking areas should be equipped with oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.

- E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
- E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use, and only where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.

- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on or fronting any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

DPA VIII– Natural Hazard Areas Protection (Steep Slopes)

Category

In accordance with Section 488(1)(b) of the *LGA*, areas of steep slopes with an incline of 30 degrees or more are designated as DPA VIII, as shown on Schedule G.

Justification

Ucluelet experiences significant rainfall and storm events; soils on steeper slopes carry a higher hazard of failure from the effects of runoff and erosion, once disturbed or exposed by development.

Steep slopes tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII.

Exemptions

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

In a steep slope area:

1. Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.
2. Erecting fencing;

For trees:

3. Cutting down dead trees provided that the stump and roots remain undisturbed;
4. Planting new trees;
5. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,
6. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a Certified Arborist provides a written opinion stating that the activity will not kill the tree.

Domestic yard maintenance, gardening and planting, including:

7. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

8. Removing any dead vegetation provided the root structure is not disturbed; and

9. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

Guidelines

E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII areas and to minimize the impact of any activity on these areas.

E.VIII.2. Prior to any development or alteration of land within DPA VIII areas, a development permit application must be issued that includes an assessment or report by a qualified, licensed professional engineer or other qualified professional addressing the following:

- a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
- b. Identify any hazards which may affect the safe development of the land including, but not limited to:
 - i. flooding;
 - ii. slopes with an incline of 30 degrees or more;
 - iii. subsidence; and
 - iv. ground water flows.
- c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or

hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.

- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
 - e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
 - f. The applicant should consider the suitability of the land to accommodate the use intended.
 - g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.
- E.VIII.3. The professional's recommendations and the conclusion of the report should:
- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
 - b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property

damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";

- c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
 - d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
 - e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.
- E.VIII.4. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
- E.VIII.5. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.

E.VIII.6. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII areas, as recommended by a QEP.

A note on Flood Hazards:

This OCP bylaw does not designate Development Permit areas for protection from coastal flooding; the District has commissioned detailed flood risk mapping and exercises its ability to require professional assessment and certification of construction under section 56 of the *Community Charter*. Map 4 shows minimum Flood Construction Levels for detailed reaches of the shoreline of the Ucluth Peninsula.

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for people and permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury

and trauma associated with flooding events. Maps 5 and 6 show Tsunami Flood Vulnerability and Tsunami Flood Planning areas.

It is District policy that it is in the public interest for new subdivisions and developments to be planned to avoid areas of potential flood risk. Many of these areas are also of great habitat value and natural beauty, and have been incorporated into the potential future parks and open spaces shown on Schedules A and C.

Enforcement

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

Ticketing

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.

Part Seven: Appendices

Boilerplate (required content, legislation)

The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan for the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

the natural environment, its ecosystems and biological diversity.

An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

Development Approval Information

Pursuant to the establishment of a Development Approval Information Area (DAIA) bylaw, the entire area of the District of Ucluelet covered by this Official Community Plan is designated as a development approval information area under the authority of Section 485 (1) (b) of the *Local Government Act*.

Development approval information will be required for:

- Zoning Bylaw amendments;
- Temporary Use Permits, and;
- Development Permits.

The information provided in a Development Approval Information (DAI) report will help ensure that future development considers potential impacts to transportation and parking, municipal servicing infrastructure, public facilities including schools and parks, community services, archaeological and cultural matters, natural ecosystems, climate change and other issues. The District's DAIA bylaw will establish the information required, procedures to be followed in the application process, and in what circumstances a DAI impact report is necessary to address items including:

- Terms of reference for DAI reports;

- Qualifications for personnel providing impact reports;
- Timing;
- Response options to inadequate reports;
- Peer review;
- Presentation of reports to Council; and
- Use and publication of the report.

Planning Process

The Village of Ucluelet was incorporated in 1952 and became as District Municipality in 1997. The community adopted its first Official Community Plan (OCP) bylaw in 1971. The history of OCP's in Ucluelet is as follows:

- OCP Bylaw No. 235 (1971)
- OCP Bylaw No. 407 (1981)
- OCP Bylaw No. 498 (1988)
- OCP Bylaw No. 772 (1998)
- OCP Bylaw No. 900 (2004)
- OCP Bylaw No. 1140 (2011)

A review of the Ucluelet OCP bylaw was initiated by Council in 2016.

From 2016 through 2018 the District, along with students and faculty from Vancouver Island University's (VIU) Master of Community Planning program, collected community opinions on the OCP and the broad range of issues of interest to the community. A series of public engagement activities and events were held during this time, including "planning on the streets" events, pop-up planning workshops, stakeholder workshops with community groups and classes from the local schools. A three-

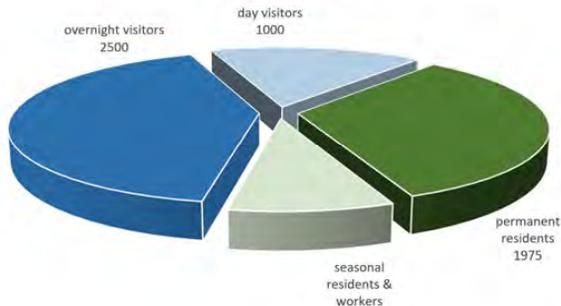
Population Projections (low, medium and high growth projections):

Figure 2: Estimated and Projected Population, West Coast Region, 2015 – 2050



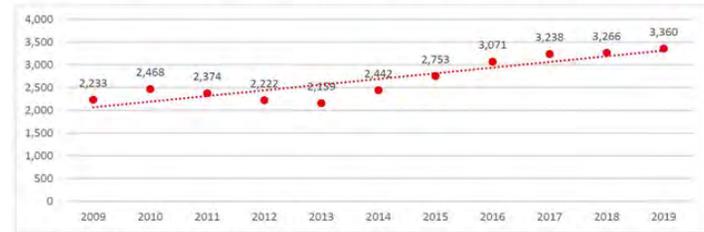
Source: EnviroNics, 2020, BC Stats, and custom projections

Ucluelet peak population: July / August
(approx. 6,000 total)



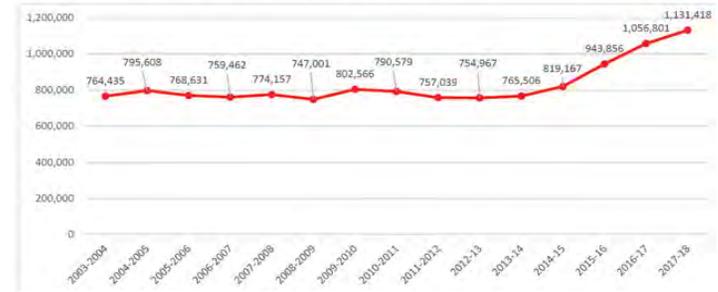
Annual visitors

Figure 7: Average Annual Daily Traffic on Tofino-Ucluelet Hwy South of Ucluelet Junction, 2009 – 2019



Source: Ministry of Transportation and Infrastructure, 2020

Figure 14: Visitors, Pacific Rim National Park Reserve (Long Beach), 2003 – 2018



Source: Parks Canada, 2019

Definitions

“Bylaw Enforcement Officer”: means the Chief Administrative Officer of the District of Ucluelet and her or his designate.

“Development” includes:

- 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, docks, wharves, and bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

“Qualified Environmental Professional” (QEP): means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- 1) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under the association’s code of ethics and subject to disciplinary action by that association;
- 2) the individual is acting within that individual’s area of expertise; and,
- 3) the individual is acceptable to the District of Ucluelet.

With respect to item 2), above:

a) for Riparian Development Permit Areas: the individual’s area of expertise is recognized in the BC Riparian Areas Regulation 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;

b) for Marine Shoreline Development Permit Areas, coastal and shoreline erosion aspects: a coastal geomorphologist, or a marine or metocean engineer with experience in coastal zone engineering; other professionals with experience in coastal processes and soft shore restorations may be considered on a case-by-case basis.

c) for Hazardous Conditions Development Permit Areas: a professional engineer with experience in geotechnical and slope stability engineering, or in flood protection design as the project may warrant.

Per the *Riparian Areas Protection Regulation* BC Reg 178/2019, s 21, a QEP may be:

- (i) an agrologist;
- (ii) an applied technologist or technician;
- (iii) a professional biologist;
- (iv) a professional engineer;
- (v) a professional forester;
- (vi) a professional geoscientist;
- (vi.1) a registered biology technologist;
- (vii) a registered forest technologist,

Stream: means the same as defined under the *Riparian Areas Protection Regulation*.

United Nations Declaration on the Rights of Indigenous Peoples

(Resolution adopted by the General Assembly on 13 September 2007)¹

The General Assembly,

Guided by the purposes and principles of the Charter of the United Nations, and good faith in the fulfilment of the obligations assumed by States in accordance with the Charter,

Affirming that indigenous peoples are equal to all other peoples, while recognizing the right of all peoples to be different, to consider themselves different, and to be respected as such,

Affirming also that all peoples contribute to the diversity and richness of civilizations and cultures, which constitute the common heritage of humankind,

Affirming further that all doctrines, policies and practices based on or advocating superiority of peoples or individuals on the basis of national origin or racial, religious, ethnic or cultural differences are racist, scientifically false, legally invalid, morally condemnable and socially unjust,

Reaffirming that indigenous peoples, in the exercise of their rights, should be free from discrimination of any kind,

Concerned that indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources, thus

¹ See Official Records of the General Assembly, Sixty-first Session, Supplement No. 53 (A/61/53), part one, chap. II, sect. A.

preventing them from exercising, in particular, their right to development in accordance with their own needs and interests,

Recognizing the urgent need to respect and promote the inherent rights of indigenous peoples which derive from their political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies, especially their rights to their lands, territories and resources,

Recognizing also the urgent need to respect and promote the rights of indigenous peoples affirmed in treaties, agreements and other constructive arrangements with States,

Welcoming the fact that indigenous peoples are organizing themselves for political, economic, social and cultural enhancement and in order to bring to an end all forms of discrimination and oppression wherever they occur,

Convinced that control by indigenous peoples over developments affecting them and their lands, territories and resources will enable them to maintain and strengthen their institutions, cultures and traditions, and to promote their development in accordance with their aspirations and needs,

Recognizing that respect for indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment,

Emphasizing the contribution of the demilitarization of the lands and territories of indigenous peoples to peace, economic and social progress and development, understanding and friendly relations among nations and peoples of the world,

² See resolution 2200 A (XXI), annex.

Recognizing in particular the right of indigenous families and communities to retain shared responsibility for the upbringing, training, education and well-being of their children, consistent with the rights of the child,

Considering that the rights affirmed in treaties, agreements and other constructive arrangements between States and indigenous peoples are, in some situations, matters of international concern, interest, responsibility and character,

Considering also that treaties, agreements and other constructive arrangements, and the relationship they represent, are the basis for a strengthened partnership between indigenous peoples and States,

Acknowledging that the Charter of the United Nations, the International Covenant on Economic, Social and Cultural Rights² and the International Covenant on Civil and Political Rights, as well as the Vienna Declaration and Programme of Action,³ affirm the fundamental importance of the right to self-determination of all peoples, by virtue of which they freely determine their political status and freely pursue their economic, social and cultural development,

Bearing in mind that nothing in this Declaration may be used to deny any peoples their right to self-determination, exercised in conformity with international law,

Convinced that the recognition of the rights of indigenous peoples in this Declaration will enhance harmonious and cooperative relations between the State and indigenous peoples,

³ A/CONF.157/24 (Part I), chap. III.

based on principles of justice, democracy, respect for human rights, non-discrimination and good faith,

Encouraging States to comply with and effectively implement all their obligations as they apply to indigenous peoples under international instruments, in particular those related to human rights, in consultation and cooperation with the peoples concerned,

Emphasizing that the United Nations has an important and continuing role to play in promoting and protecting the rights of indigenous peoples,

Believing that this Declaration is a further important step forward for the recognition, promotion and protection of the rights and freedoms of indigenous peoples and in the development of relevant activities of the United Nations system in this field,

Recognizing and reaffirming that indigenous individuals are entitled without discrimination to all human rights recognized in international law, and that indigenous peoples possess collective rights which are indispensable for their existence, well-being and integral development as peoples,

Recognizing that the situation of indigenous peoples varies from region to region and from country to country and that the significance of national and regional particularities and various historical and cultural backgrounds should be taken into consideration,

⁴ Resolution 217 A (III).

Solemnly proclaims the following United Nations Declaration on the Rights of Indigenous Peoples as a standard of achievement to be pursued in a spirit of partnership and mutual respect:

Article 1

Indigenous peoples have the right to the full enjoyment, as a collective or as individuals, of all human rights and fundamental freedoms as recognized in the Charter of the United Nations, the Universal Declaration of Human Rights⁴ and international human rights law.

Article 2

Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

Article 3

Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.

Article 4

Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating

to their internal and local affairs, as well as ways and means for financing their autonomous functions.

Article 5

Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

Article 6

Every indigenous individual has the right to a nationality.

Article 7

1. Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.
2. Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

Article 8

1. Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture.
2. States shall provide effective mechanisms for prevention of, and redress for:
 - (a) Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;

(b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;

(c) Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;

(d) Any form of forced assimilation or integration;

(e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

Article 9

Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. No discrimination of any kind may arise from the exercise of such a right.

Article 10

Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

Article 11

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.

2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

Article 12

1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.

2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

Article 13

1. Indigenous peoples have the right to revitalize, use, develop and transmit to future generations their histories, languages, oral traditions, philosophies, writing systems and literatures, and to designate and retain their own names for communities, places and persons.

2. States shall take effective measures to ensure that this right is protected and also to ensure that indigenous peoples can understand and be understood in political, legal and administrative proceedings, where necessary through the provision of interpretation or by other appropriate means.

Article 14

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.

2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the State without discrimination.

3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

Article 15

1. Indigenous peoples have the right to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information.

2. States shall take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society.

Article 16

1. Indigenous peoples have the right to establish their own media in their own languages and to have access to all forms of non-indigenous media without discrimination.

2. States shall take effective measures to ensure that State-owned media duly reflect indigenous cultural diversity. States, without prejudice to ensuring full freedom of expression, should encourage privately owned media to adequately reflect indigenous cultural diversity.

Article 17

1. Indigenous individuals and peoples have the right to enjoy fully all rights established under applicable international and domestic labour law.

2. States shall in consultation and cooperation with indigenous peoples take specific measures to protect indigenous children from economic exploitation and from performing any work that is likely to be hazardous or to interfere with the child's education, or to be harmful to the child's health or physical, mental, spiritual, moral or social development, taking into account their special vulnerability and the importance of education for their empowerment.

3. Indigenous individuals have the right not to be subjected to any discriminatory conditions of labour and, inter alia, employment or salary.

Article 18

Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

Article 19

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.

Article 20

1. Indigenous peoples have the right to maintain and develop their political, economic and social systems or institutions, to be secure in the enjoyment of their own means of subsistence and development, and to engage freely in all their traditional and other economic activities.

2. Indigenous peoples deprived of their means of subsistence and development are entitled to just and fair redress.

Article 21

1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.

2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.

Article 22

1. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities in the implementation of this Declaration.
2. States shall take measures, in conjunction with indigenous peoples, to ensure that indigenous women and children enjoy the full protection and guarantees against all forms of violence and discrimination.

Article 23

Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

Article 24

1. Indigenous peoples have the right to their traditional medicines and to maintain their health practices, including the conservation of their vital medicinal plants, animals and minerals. Indigenous individuals also have the right to access, without any discrimination, to all social and health services.
2. Indigenous individuals have an equal right to the enjoyment of the highest attainable standard of physical and mental health. States shall take the necessary steps with a view to achieving progressively the full realization of this right.

Article 25

Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

Article 26

1. Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.
2. Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
3. States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

Article 27

States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

Article 28

1. Indigenous peoples have the right to redress, by means that can include restitution or, when this is not possible, just, fair and equitable compensation, for the lands, territories and resources which they have traditionally owned or otherwise occupied or used, and which have been confiscated, taken, occupied, used or damaged without their free, prior and informed consent.
2. Unless otherwise freely agreed upon by the peoples concerned, compensation shall take the form of lands, territories and resources equal in quality, size and legal status or of monetary compensation or other appropriate redress.

Article 29

1. Indigenous peoples have the right to the conservation and protection of the environment and the productive capacity of their lands or territories and resources. States shall establish and implement assistance programmes for indigenous peoples for such conservation and protection, without discrimination.
2. States shall take effective measures to ensure that no storage or disposal of hazardous materials shall take place in the lands or territories of indigenous peoples without their free, prior and informed consent.
3. States shall also take effective measures to ensure, as needed, that programmes for monitoring, maintaining and restoring the health of indigenous peoples, as developed and implemented by the peoples affected by such materials, are duly implemented.

Article 30

1. Military activities shall not take place in the lands or territories of indigenous peoples, unless justified by a relevant public interest or otherwise freely agreed with or requested by the indigenous peoples concerned.
2. States shall undertake effective consultations with the indigenous peoples concerned, through appropriate procedures and in particular through their representative institutions, prior to using their lands or territories for military activities.

Article 31

1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.
2. In conjunction with indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

Article 32

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.
2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative

institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

3. States shall provide effective mechanisms for just and fair redress for any such activities, and appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

Article 33

1. Indigenous peoples have the right to determine their own identity or membership in accordance with their customs and traditions. This does not impair the right of indigenous individuals to obtain citizenship of the States in which they live.

2. Indigenous peoples have the right to determine the structures and to select the membership of their institutions in accordance with their own procedures.

Article 34

Indigenous peoples have the right to promote, develop and maintain their institutional structures and their distinctive customs, spirituality, traditions, procedures, practices and, in the cases where they exist, juridical systems or customs, in accordance with international human rights standards.

Article 35

Indigenous peoples have the right to determine the responsibilities of individuals to their communities.

Article 36

1. Indigenous peoples, in particular those divided by international borders, have the right to maintain and develop contacts, relations and cooperation, including activities for spiritual, cultural, political, economic and social purposes, with their own members as well as other peoples across borders.

2. States, in consultation and cooperation with indigenous peoples, shall take effective measures to facilitate the exercise and ensure the implementation of this right.

Article 37

1. Indigenous peoples have the right to the recognition, observance and enforcement of treaties, agreements and other constructive arrangements concluded with States or their successors and to have States honour and respect such treaties, agreements and other constructive arrangements.

2. Nothing in this Declaration may be interpreted as diminishing or eliminating the rights of indigenous peoples contained in treaties, agreements and other constructive arrangements.

Article 38

States in consultation and cooperation with indigenous peoples, shall take the appropriate measures, including legislative measures, to achieve the ends of this Declaration.

Article 39

Indigenous peoples have the right to have access to financial and technical assistance from States and through international cooperation, for the enjoyment of the rights contained in this Declaration.

Article 40

Indigenous peoples have the right to access to and prompt decision through just and fair procedures for the resolution of conflicts and disputes with States or other parties, as well as to effective remedies for all infringements of their individual and collective rights. Such a decision shall give due consideration to the customs, traditions, rules and legal systems of the indigenous peoples concerned and international human rights.

Article 41

The organs and specialized agencies of the United Nations system and other intergovernmental organizations shall contribute to the full realization of the provisions of this Declaration through the mobilization, inter alia, of financial cooperation and technical assistance. Ways and means of ensuring participation of indigenous peoples on issues affecting them shall be established.

Article 42

The United Nations, its bodies, including the Permanent Forum on Indigenous Issues, and specialized agencies, including at the country level, and States shall promote respect for and full application of the provisions of this Declaration and follow up the effectiveness of this Declaration.

Article 43

The rights recognized herein constitute the minimum standards for the survival, dignity and well-being of the indigenous peoples of the world.

Article 44

All the rights and freedoms recognized herein are equally guaranteed to male and female indigenous individuals.

Article 45

Nothing in this Declaration may be construed as diminishing or extinguishing the rights indigenous peoples have now or may acquire in the future.

Article 46

1. Nothing in this Declaration may be interpreted as implying for any State, people, group or person any right to engage in any activity or to perform any act contrary to the Charter of the United Nations or construed as authorizing or encouraging any action which would dismember or impair, totally or in part, the territorial integrity or political unity of sovereign and independent States.

2. In the exercise of the rights enunciated in the present Declaration, human rights and fundamental freedoms of all shall be respected. The exercise of the rights set forth in this Declaration shall be subject only to such limitations as are determined by law and in accordance with international human rights obligations. Any such limitations shall be non-discriminatory and strictly necessary solely for the purpose of securing due recognition and respect for the rights and freedoms of others and for meeting the just and most compelling requirements of a democratic society.

3. The provisions set forth in this Declaration shall be interpreted in accordance with the principles of justice, democracy, respect for human rights, equality, non-discrimination, good governance and good faith.

Credits

Community profile data (p. 126) compiled by Urban Systems Ltd. for the *West Coast Land Use Demand Study* (2020)

All photographs by Russel Roper (© Ropervision) except:

Photos pages 36, 37, 47, 48, 62, 71, 79 & 80 by DoU staff

Kayaking photo (p. 56) by Majestic Ocean Kayaking

SkyCouch photo (p. 74) by Ian Riddick

Images within DP Guidelines are from various sources, including the 2011 Ucluelet OCP.

Thank you! ̄eekoo!

Cuu





Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held in the Ucluelet Community Centre at 500 Matterson Drive, Ucluelet BC, on **Tuesday, June 28, 2022, commencing at 5:30 p.m.** pursuant to Sections 464 of the *Local Government Act* on the **District of Ucluelet Official Community Plan Bylaw No. 1306, 2022.** The District of Ucluelet is also offering the opportunity to participate by electronic means.



The purpose of the proposed bylaw is to adopt a new Official Community Plan (OCP) for Ucluelet. The OCP will apply to all land within the District. An OCP is a statement of objectives and policies to guide decisions on planning and land use management within the District. After an OCP is adopted, all bylaws enacted and works undertaken by council must be consistent with the plan. As you might be aware, Council recently adopted an OCP, by Bylaw No. 1236, 2020. The proposed bylaw would replace the recently-adopted OCP to update certain land use designations and policy statements. Otherwise, the content is unchanged. The proposed changes are summarized in the material available for public inspection. (See below for details on how to access bylaw and related material, before the hearing.)

Anyone who believes this bylaw will affect their interests may make a written submission and/or will be given an opportunity to be heard at the Public Hearing as follows:

Participate by Written Submission: All Written submissions must include your name and street address. Any submissions dropped-off or mailed to the District office, must be received before the start of the Public Hearing. Submissions sent by email or dropped-off at the Public Hearing may be submitted until the hearing is closed. Written submissions are considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*.

Drop-off at the District Office	Drop-off at the Public Hearing	Mail	Email
200 Main Street Ucluelet B.C. (there is a drop-box on site)	Ucluelet Community Centre 500 Matterson Drive Ucluelet B.C. V0R 3A0	District of Ucluelet P.O. Box 999 Ucluelet B.C. V0R 3A0	communityinput@ucluelet.ca

Attend In-Person, by Telephone or Using Zoom Online:	Attend In-person	Attend by Telephone Through Zoom Webinar	Attend Using Zoom Webinar Online URL:
	Ucluelet Community Centre, 500 Matterson Drive, Ucluelet B.C.	One tap mobile: • +17789072071,,89675891122# Telephone: • +1 778 907 2071 Webinar ID: 896 7589 1122 ID not required International numbers available at: https://us02web.zoom.us/j/89675891122	https://us02web.zoom.us/j/89675891122
	If you plan to attend in-person, we ask that you follow all current Provincial Health guidelines and protocols.		

For more information about how to participate via Zoom visit <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings> or contact the Corporate Services Department at 250-726-7744 or pmason@ucluelet.ca. Public Hearings are also live streamed on the District of Ucluelet's YouTube Channel.

Review the OCP: The OCP bylaw, schedules, maps, reports and other relevant materials may be inspected online at <https://ucluelet.ca/community/planning-building-bylaw/community-planning-and-zoning/official-community-plan>

Copies of the proposed Bylaws and other relevant materials may be inspected online at <https://ucluelet.ca/community/district-of-ucluelet-council/documents-for-public-inspection> Paper copies are also available for inspection at the District of Ucluelet Office, 200 Main St., Ucluelet B.C. (Monday to Friday, 8:30 a.m. - 4:00 p.m., excluding statutory holidays).

Questions? Contact the District of Ucluelet Planning Department at 250-726-7744 or info@ucluelet.ca.

Dated June 8, 2022: Ucluelet, BC



REPORT TO COUNCIL

Council Meeting: May 31, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 6480-20-OCP

SUBJECT: UPDATE / REPLACEMENT OF OFFICIAL COMMUNITY PLAN

REPORT NO: 22- 64

ATTACHMENT(S): APPENDIX A – EXCERPTS HIGHLIGHTING CHANGES TO THE OCP
APPENDIX B – UCLUELET OCP BYLAW No. 1306, 2022

RECOMMENDATIONS:

THAT Council consider the following resolutions:

1. **THAT** Council has considered the consultation requirements under Section 475 of the *Local Government Act* in relation to *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*;
2. **THAT** Council is satisfied that given the extensive consultation with owners of land affected by the *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, during the 5 years of preparation of the draft Official Community Plan that was adopted by *District of Ucluelet Official Community Plan Bylaw No. 1236, 2020*, earlier this year, is sufficient for the purpose of consultation under Section 475 of the *Local Government Act*;
3. **THAT** Council is satisfied that consultation under Section 475 of the *Local Government Act* in relation to *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, does not need to be early and ongoing;
4. **THAT** Council is satisfied that, given that the narrow focus of changes incorporated into *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, are specific to Francis Island and minor clarifications, consultation on *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, with the persons, organizations, and authorities identified in section 475(2)(b) of the *Local Government Act*, including the Yuułuʔiłʔatḥ Government, Alberni-Clayoquot Regional District, District of Tofino, School District 70 Board of Education or provincial agencies, is not required;
5. **THAT** Council has consulted with the boards of education of those school districts whose area includes the area covered by *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*;

6. **THAT** Council give first reading to *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*;
7. **THAT** Council give second reading to *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*;
8. **THAT** Council consider *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, in conjunction with the District of Ucluelet Financial Plan;
9. **THAT** Council consider *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, in conjunction with the Waste Management Plan;
10. **THAT** Council refer *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, to a public hearing; and,
11. **THAT** Council direct staff to refer the staff report and bylaw to the Yuuʷuʷiʷath Government for their information.

PURPOSE:

The purpose of this report is to provide information on steps to adopt a new Official Community Plan (OCP) bylaw - including new notification of a public hearing - for a draft OCP containing the same content as the recently adopted 2020 OCP, but with minor changes to clarify District policy affecting Francis Island.

BACKGROUND:

At its January 25, 2022, regular meeting Council adopted *District of Ucluelet Official Community Plan Bylaw No. 1236, 2020* (the “**2020 OCP**”).

In February, the owners of Francis Island applied for judicial review seeking to have the 2020 OCP bylaw declared invalid by the BC Provincial Court. The owners raised concerns with the content of the newly adopted OCP, and identified that the notice of public hearing published for the 2020 OCP did not fully meet the requirements under section 475 of the *Local Government Act*.

To avoid any uncertainty, staff recommend that replacing the 2020 OCP bylaw with the draft 2022 OCP bylaw is the best course of action.

CHANGES:

Almost the entire content of the draft *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022* (the “**draft 2022 OCP**”) found in **Appendix ‘B’**, is unchanged from the 2020 OCP. All proposed changes in the draft are highlighted in **Appendix ‘A’**. These proposed changes are specifically aimed at:

1. clarifying the policies regarding offshore rocks and islets with the Marine Conservation land use designation;
2. clarifying the intent of policy 3.175 which is specific to Francis Island; and,
3. fixing a line error on Schedule 'C' (showing a future sidewalk alignment).

The changed text is highlighted in **Appendix 'A'**. Staff recommend drawing the proposed changes to the attention of the owners of Francis Island, who may wish to provide comment as part of the public process should Council move forward with consideration of the 2022 OCP bylaw.

PROCESS:

Under Section 475 of the *Local Government Act*, when adopting or amending an Official Community Plan (OCP) bylaw, Council must consider what the appropriate level of consultation is with persons, organizations and authorities it considers will be affected. For a new or significantly updated OCP it is common to include extensive and ongoing public engagement opportunities - as is appropriate for what is ultimately the community's plan.

For a bylaw including only minor changes, Council should consider what impacts those changes might have on the community or external agencies. For a narrow range of changes the degree of consultation and input may be quite focussed on specific property owners or occupants. In such cases a public hearing is still a part of the bylaw adoption process, providing an opportunity for external agencies and all community members to provide input to Council.

ANALYSIS OF OPTIONS

Staff recommend that Council consider giving first and second reading to *District of Ucluelet Official Community Plan Bylaw No. 1306, 2022*, found in **Appendix 'B'**, and refer the bylaw to a public hearing to be scheduled in June.

A	Proceed with steps to adopt a new 2022 OCP bylaw including new notification for a public hearing on the bylaw.	<u>Pros</u>	<ul style="list-style-type: none"> • Removes possibility of the current OCP Bylaw No. 1236 being overturned on basis of incomplete notification. • Clarifies intent of policy on Francis Island.
		<u>Cons</u>	<ul style="list-style-type: none"> • Requires additional time for staff, Council and the community.
		<u>Implications</u>	<ul style="list-style-type: none"> • Reduces the risk of the OCP bylaw being overturned by a legal challenge.
B	Provide additional opportunities for early and ongoing	<u>Pros</u>	<ul style="list-style-type: none"> • Provides further opportunities for comment by the public and external agencies.
		<u>Cons</u>	<ul style="list-style-type: none"> • Would add considerable time to the process (typically 60 to 90 days referral period).



DISTRICT OF UCLUELET

Official Community Plan

SCHEDULE 'A' Long-Range Land Use Plan



- SF - Single Family Residential
- MF - Multi-Family Residential
- MH - Manufactured Home Park
- VS - Village Square Commercial
- NC - Neighbourhood Commercial
- SC - Service Commercial
- TC - Tourist Commercial/Residential
- IN - Industrial
- PI - Institutional
- P - Parks & Open Space
- P - Marine Conservation
- WL - Marine Tenure
- Areas for Future Comprehensive Planning
- Areas of Potential Future Growth
- District Boundary

Date: December 7, 2021

This map has been prepared for the use of the District of Ucluelet and may not be used, reproduced or relied upon by a third parties except as agreed by the District of Ucluelet. The information depicted is for general reference only. Accuracy cannot be guaranteed.

Mapping Prepared by: **cgis**

250 500 750 1,000 m



Industrial

Light Industrial

This designation provides for a variety of light and medium industrial uses, such as food processing and wood-based manufacturing industries, including service commercial and light industrial uses. This designation applies to lands along Forbes Road.

Marine Industrial

This designation applies to the upland side of commercial marine properties and provides for a variety of water-dependent and supportive light and medium industrial uses, such as fish processing and unloading, ice plants, marine repair and manufacturing industries, marine fuel services and other marine light industrial uses.

This designation generally applies to lands with existing marine infrastructure fronting the harbour.

Public Institutional

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions. This category also includes lands supporting public utilities such as electrical and data transmission networks.

Water Areas

Water Lots

This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A.

Uses are subject to future review but may include docks, moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

Small Craft Harbour

These foreshore leases are held by the Department of Fisheries and Oceans and are managed by the District. A range of activities are permitted, including private boat moorage and other recreational pursuits, commercial fishing and guiding enterprises.

Marine Conservation

This designation applies to marine areas intended for conservation and transient recreational uses only; expansion of foreshore tenures and long-term vessel moorage are not supported within the Marine Conservation areas. **Offshore rocks**

and islets shown as Marine Conservation on Schedule A are intended to be left in their natural state.

Village Square and Commercial Core

Village Square

The Ucluelet Village Square area is the heart of the community and Ucluelet’s main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk (500 metre radius) of Main Street and Peninsula Road.

The Village Square area is oriented toward the waterfront acknowledging the critical role the harbour continues to play in the community’s identity and prosperity. Access and views to the water are a community priority.

As the main commercial and mixed-use area of Ucluelet, the Village Square area is a welcoming place for community members and visitors alike.

Other designations also located within the core area of Ucluelet include Institutional, Multi-Family Residential, Residential and Parks and Open Space.

The Village Square designation contains the broadest range of services and land uses in the District. This includes retail, professional offices, health care, administrative, financial, tourist accommodation and supporting uses, cultural and community services and residential.

Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

Service commercial uses (e.g. gas stations and other similar uses oriented toward the automobile) are located outside of the Village Square in order to maintain its strong pedestrian focus.

The Village Square provides for multi-family residential options in and around the core. This housing is located in mixed-use buildings and expands the community’s affordable housing choices.

The Village Square has the community’s highest densities and building forms, yet is designed to respect views and existing character. It is appealing and safe for pedestrians of all ages.

The architectural style and urban design of the Village Square reflects Ucluelet’s unique history and coastal context. High quality urban design enhances the public realm and the pedestrian environment. Village Square uses are designed to transition sensitively to adjoining areas.



Generally vessel off-loading and other heavy industrial uses are not encouraged at Main Street Dock. Other existing public and private wharfs within the harbour may be more suitable for such activities.



Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as “Marine Conservation”. **Offshore rocks and islets shown as Marine Conservation on Schedule A are intended to be left in their natural state.**

Marine Conservation Policies:

Policy 3.130 Invite regional partners to participate in developing a comprehensive “Healthy Inlet / Safe Harbour” management plan for the Ucluelet Inlet, including:

- habitat sensitivity, protection and enhancement;
- co-ordinated approach to cleanup and avoiding future contamination (sewage, plastics, derelict vessels, etc.);
- coordinated policy for liveaboard moorage and sewage disposal;
- overview of type, amount and location of landing and moorage facilities.

intention to retain and protect as many healthy trees or pockets of forest cover as possible.

Policy 3.174 Hyphocus Island is currently zoned as Rural **Reserve Residential**. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);



Policy 3.175 Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. ~~Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.~~

The Island is zoned as Rural **Reserve Residential**. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. **Schedule A designates the long-range land use of the island as Parks and Open Space. This reflects that the District is open to discussions on potential acquisition of Francis Island for designation and preservation as park land is also supported.**

Policy 3.176 The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.



SHIFT DASHED LINE
INDICATING "FUTURE
SIDEWALK - ONE SIDE"
TO MATCH ALIGNMENT
OF THIS SECTION OF ROAD
SHOWN ON SCHEDULE 'A'

EXCEPT — OGP SCHEDULE 'C'
• PARKS & TRAILS NETWORK •



**10.2 Update/ Replacement of Official Community Plan
Bruce Greig, Director of Community Planning**

Mr. Greig presented a summary of his report providing information on steps to adopt a new Official Community Plan (OCP) bylaw - including new notification of a public hearing - for a draft OCP containing the same content as the recently adopted 2020 OCP, but with minor changes to clarify District policy affecting Francis Island.

2022.2114.REGULAR

It was moved and seconded THAT Council has considered the consultation requirements under Section 475 of the Local Government Act in relation to District of Ucluelet Official Community Plan Bylaw No. 1306, 2022;

It was moved and seconded THAT Council is satisfied that given the extensive consultation with owners of land affected by the District of Ucluelet Official Community Plan Bylaw No. 1306, 2022, during the 5 years of preparation of the draft Official Community Plan that was adopted by District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, earlier this year, is sufficient for the purpose of consultation under Section 475 of the Local Government Act;

It was moved and seconded THAT Council is satisfied that consultation under Section 475 of the Local Government Act in relation to District of Ucluelet Official Community Plan Bylaw No. 1306, 2022, does not need to be early and ongoing;

It was moved and seconded THAT Council is satisfied that, given that the narrow focus of changes incorporated into District of Ucluelet Official Community Plan Bylaw No. 1306, 2022, are specific to Francis Island and minor clarifications, consultation on District of Ucluelet Official Community Plan Bylaw No. 1306, 2022, with the persons, organizations, and authorities identified in section 475(2)(b) of the Local Government Act, including the Yuuluth Government, Alberni-Clayoquot Regional District, District of Tofino, School District 70 Board of Education or provincial agencies, is not required;

It was moved and seconded THAT Council has consulted with the boards of education of those school districts whose area includes the area covered by District of Ucluelet Official Community Plan Bylaw No. 1306, 2022;

It was moved and seconded THAT Council give first reading to District of Ucluelet Official Community Plan Bylaw No. 1306, 2022;

It was moved and seconded THAT Council give second reading to District of Ucluelet Official Community Plan Bylaw No.1306, 2022;

It was moved and seconded THAT Council consider District of Ucluelet Official Community Plan Bylaw No. 1306, 2022, in conjunction with the District of Ucluelet Financial Plan;

It was moved and seconded THAT Council consider District of Ucluelet Official Community Plan Bylaw No. 1306, 2022, in conjunction with the Waste Management Plan;

It was moved and seconded THAT Council refer District of Ucluelet Official Community Plan Bylaw No. 1306, 2022, to a public hearing; and,

It was moved and seconded THAT Council direct staff to refer the staff report and bylaw to the Yuuluth Government for their information.

CARRIED.

DISTRICT OF UCLUELET
Zoning Amendment Bylaw No. 1309, 2022

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(Zoning amendments to define and allow a Health Care Office in specific circumstances
within the community).

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

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

A. Within section 103 Definitions, add the following definition in alphabetical order:

“**Health Care Office**” means use of a building or buildings by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists.”

B. Within section 103 Definitions, replace the definition of “*Personal Services*” with the following:

“**Personal Services**” means the use of a *building* for the provision of professional or personal services, with or without the *accessory* sale of goods, wares, merchandise, articles, or things directly related to such services, and includes a barber shop, beauty salon and aesthetics, health care office, tattoo parlour, shoe repair shop, dry cleaning shop, and launderette, specifically excluding *financial institutions, commercial entertainment and offices.*”

- C. Within section CD-3A of SubZone–DISTRICT LOT 282 in Schedule B–The Zones, replace subsection CD-3A.1.4 with the following text:

“CD-3A.1.4 The following uses are permitted on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District, in the areas of the CD-3 Zone Plan labeled “Commercial/ Residential” (604 Rainforest Drive), but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

(1) Principal:

- (a) Health Care Office, with accessory retail sales and administration
- (b) Community Use
- (c) Daycare Centre
- (d) Emergency Services
- (e) Public Assembly
- (f) Personal Services
- (g) Studio
- (h) Multiple Family Residential

(2) Secondary:

- (a) Mixed Commercial/Residential
- (b) Mixed Commercial/Resort Condo
 - (i) Despite the definition of Resort Condo in section 103 of this bylaw, on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026-908-701 (604 Rainforest Drive) the commercial tourist accommodation uses of a Mixed Commercial/Resort Condo building are only permitted if the ground floor of the building contains a Health Care Office with a minimum gross floor area of 700m² or a Health Care Office functioning as a medical doctor clinic providing general practitioner services with a minimum gross floor area of 200m²”

- D. Within section CD-3A of SubZone–DISTRICT LOT 282 in Schedule B–The Zones, subsection CD-3A.4 Maximum Size (Gross Floor Area), subsection CD-3A.4.1 Principal Building, replace subsection (1) with the following text:

“(1) on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026-908-701 (604 Rainforest Drive):

- (i) Mixed Commercial/Residential, Mixed Commercial/Resort Condo & Multiple Family Residential: 1450m² (15,603 ft²) gross floor area combined.
- (ii) All other uses: 557m² (6,000ft²) gross floor area combined.”

Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022”.

READ A FIRST TIME this **31st** day of **May** , 2022.

READ A SECOND TIME this **31st** day of **May** , 2022.

PUBLIC HEARING held this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022.”

Mayco Noël
Mayor

Corporate Officer

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

Corporate Officer

NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to Sections 464 and 466 of the *Local Government Act* a Public Hearing will be held for District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022 at the **Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C. on Tuesday, June 28, 2022, Commencing at 5:30 p.m.**

The purpose of this proposed bylaw, in general terms, is to amend Ucluelet Zoning Bylaw No.1160, 2013, by adding a definition for Health Care Office and by replacing the definition of Personal Services with a new definition. Subsection CD-3A.1.4 would be amended such that this section only applies to 604 Rainforest Drive (Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District). Health Care Office, Emergency Services, Public Assembly, Studio, and Multiple Family Residential would be added as principal uses to 604 Rainforest Drive while Retail, Commercial Entertainment and Recreational Services would be removed. Section CD-3A.1.4 (2) (b) would have a clause added to restrict the commercial tourist accommodation uses of a Mixed Commercial/Resort Condo building to be only permitted if the ground floor of the building contains a Health Care Office with a minimum gross floor area. Subsection CD-3A.4.1 would be amended by increasing the allowable gross floor area of a Mixed Commercial/Resort Condo & Multiple Family Residential building.



Anyone who believes this bylaw will affect their interests may make a written submission and/or will be given an opportunity to be heard at the Public Hearing as follows:

Participate by Written Submission: All Written submissions must include your name and street address. Any submissions dropped-off or mailed to the District office, must be received before the start of the Public Hearing. Submissions sent by email or dropped-off at the Public Hearing may be submitted until the hearing is closed. Written submissions are considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*.

Drop-off at the District Office
200 Main Street
Ucluelet B.C.
(there is a drop-box on site)

Drop-off at the Public Hearing
Ucluelet Community Centre
500 Matterson Drive
Ucluelet B.C.

Mail
District of Ucluelet
P.O. Box 999
Ucluelet B.C.
VOR 3A0

Email
communityinput@ucluelet.ca

Attend In-Person, by Telephone or Using Zoom Online:

Attend In-person
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet B.C.

If you do plan to attend in-person, we ask that you follow all current Provincial Health guidance and protocols.

Attend by Telephone Through Zoom Webinar

One tap mobile:
• +17789072071,,89675891122#
Telephone:
• +1 778 907 2071
Webinar ID: 896 7589 1122 ID not required
International numbers available at:
<https://us02web.zoom.us/j/89675891122>

Attend Using Zoom Webinar Online URL:

<https://us02web.zoom.us/j/89675891122>

For more information about how to participate via Zoom visit <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings> or contact the Corporate Service Department at 250-726-7744 or pmason@ucluelet.ca. Public Hearings are also livestreamed on the District of Ucluelet's YouTube Channel.

Review related materials:

Copies of the proposed Bylaws and other relevant materials may be inspected online at <https://ucluelet.ca/community/district-of-ucluelet-council/documents-for-public-inspection> Paper copies are also available for inspection at the District of Ucluelet Office, 200 Main St., Ucluelet B.C. (Monday to Friday, 8:30 a.m. - 4:00 p.m., excluding statutory holidays).

Questions?

Contact the District of Ucluelet Planning Department at 250-726-7744 or jtowgood@ucluelet.ca.



REPORT TO COUNCIL

Council Meeting: May 31, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, MUNICIPAL PLANNER

FILE NO: 3360-20 RZ22-05 / 3060-20 DP22-04

SUBJECT: ZONING AMENDMENT AND DEVELOPMENT PERMIT FOR 604 RAINFOREST DRIVE

REPORT NO: 22-67

ATTACHMENT(S): APPENDIX A – APPLICATION
APPENDIX B – ZONING AMENDMENT BYLAW NO.1309
APPENDIX C – DEVELOPMENT PERMIT 22-04
APPENDIX D – DRAFT S.219 COVENANT
APPENDIX E – EXCERPT OCP DEVELOPMENT PERMIT GUIDELINES

RECOMMENDATION(S):

THAT Council, with regard to the proposed development at 604 Rainforest Drive:

1. Give first reading to District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022;
2. Give second reading to District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022;
3. Direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022;
4. Indicate to the applicant and the public that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022, would be subject to registration of a Section 219 restrictive covenant on the title of 604 Rainforest Drive to ensure, as a matter of public interest, that the use, building, site works, and landscaping be developed as proposed in Staff Report No. 22-67.

BACKGROUND:

The applicant contacted District staff in late April 2022 to discuss the creation of a mixed-use building at 604 Rainforest Drive; Lot A, Plan VIP82211, District Lot 281& 282, Clayoquot Land District (the “**subject property**”) that could potentially house a health care office. The applicant has been in contact with local doctors and Island Health to secure a lease and/or capital commitments that would allow the applicant to complete a feasibility study and potentially move their project forward. A commitment from Island Health has not been secured to date; staff understand that a lease commitment from Island Health would need to be after a competitive bid process. This is something of a chicken-and-egg situation for development of a community health centre.

The applicant is seeking some alternatives in the zoning designation of the property, to potentially enable the construction of the building to begin, without being held to the health authority’s timeline for funding commitments. The primary intent is to allow a health care office in a mixed-use development, with a backup set of uses in case lease negotiations and a commitment for a community health care centre fall through. The applicant discussed this approach with District staff, who have expedited this application for Council consideration.

The Subject property is located on the northwest corner of Marine Drive and Rainforest Drive. The lot is currently vacant, fully treed, and slopes up from Marine Drive with approximately four meters of vertical rise.



Figure 1 – Subject Site

The subject property currently has the CD-3A SubZone designation with specific permitted uses as follows:

CD-3A.1.4 The following uses are permitted on Lot 19, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labelled “Commercial/ Residential”, but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
 - (a) Office

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

The zoning also specifies the following lot regulations specific to the subject property:

CD-3A.3.1 Maximum Number: Dwelling Unit component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined: 6 dwelling unit (6,000 ft²) gross floor area combined.

The subject property was part of a 2005 comprehensive development known as the Rainforest subdivision. This development was mainly large residential lots and originally had four larger properties designated with similar mixed-use zoning as the subject property. The mixed use in this subdivision anticipated a spa-type commercial use on the ground floor of these properties, with tourist accommodation or residences above. This commercial spa-focused vision for the area has not been developed as the area has built out to predominantly residential uses. Since 2005, three of the four properties originally designated for mixed uses have had their zoning designation changed to single family and multifamily use.

DISCUSSION

The applicant is proposing a three-storey building with commercial on the ground floor and six dwelling units on the second and third floors for a total gross floor area of 1450m². This building would meet the requirements of the existing zoning (e.g., height, setbacks, etc.) with the exception of section CD-3A.4.1(1), which specifies a maximum gross floor area of 557.4 m² on this site. The proposed building represents 2.6x increase in allowable gross floor area.

An increase of this scale within an existing neighbourhood should be carefully considered and take into account the neighbourhood context and potential community benefit. There is significant community interest in finding appropriate long-term options for both public and private health care clinic space.

To facilitate the applicant's attempt to create health care office space, staff have drafted zoning amendments that would enable the proposal (Plan A) and provide an alternative (Plan B).

Plan A - Health Care Office + Resort Condominium

“Plan A” contemplates a specific Health Care Office use (with accessory retail sales and administration) being added to the CD-3A.1.4 subzone (which only applies to the subject property). The amendment would add a clause to the secondary use of “Mixed Commercial/Resort Condo” reading as follows:

“Despite the definition of Resort Condo in section 103 of this bylaw, on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026-908-701 (604 Rainforest Drive) the commercial tourist accommodation uses located exclusively at the second storey or higher of a Mixed Commercial/Resort Condo building are only permitted if the ground floor of the building contains a Health Care Office with a minimum gross floor area of 700m²(7,530ft²) or a Health Care Office functioning as a medical doctor clinic providing general practitioner services with a minimum gross floor area of 200m²”

These two amendments ensure that the resort condominium or tourist accommodation use would only occur if the Health Care Office use is in place. The more lucrative resort condo use and added floor area provide an incentive to create and retain the health care office space:



Figure 2 – Plan A: Health Care Office/Resort condo

Plan B – Commercial/Multi Family

“Plan B” allows a set of commercial uses on the ground floor (reduced from the current list of uses by removing “commercial entertainment” as proposed by the applicant, acknowledging the surrounding residential neighbourhood). In this case the zoning would permit the upper floors to be used for multifamily residential (i.e., not short-term vacation rental). The allowable principle commercial uses are as follows:

- Health Care Office, with accessory retail sales and administration
- Community Use
- Daycare Centre
- Emergency Services
- Public Assembly

- Personal Services
- Studio

The Resort Condo use is tied to the Health Care Office use as noted above; if a Health Care Office is not in place, then the applicant and future owners may only use the upper floor dwelling units as residential within the Mixed Commercial/Residential use:



Figure 3 – Plan B: Commercial/Multi-Family

To allow both Plan A and Plan B the following amendments are also proposed:

- Section CD-3A.4.1 would have to be amended to allow for the increase gross floor area. The amendment would read as follows:

CD-3A.4.1 Principal Building:

(1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo: 1,450m² (15,603 ft²) gross floor area combined;

- Within section 103 Definitions, add the following definition:

“Health Care Office” means use of a building or buildings by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists.”

- Within section 103 Definitions, add “Health Care Office,” within the list of uses defining Personal Services.

See draft Zoning Amendment Bylaw No. 1309, 2022, in **Appendix “B”**.

S. 219 Restrictive Covenant

A restrictive covenant is proposed to be registered on the subject property’s title between third reading and adoption of the proposed zoning amendment bylaw. This covenant has been drafted to ensure, as a matter of public interest, that the use, building, site works, and landscaping be developed as proposed by the applicant (see draft in **Appendix “D”**). Further and specific to this proposal, the six dwelling units located on the second and third floor would be restricted to not be used for commercial tourist accommodation unless the ground floor contains Health Care Office with the following clause:

“The six dwelling units located on the second and third floor within the Development will not be used for any type of commercial tourist accommodation unless the ground floor of that same building contains a fully functional and operating Health Care Office with a minimum gross floor area of 700m²(7,530ft²) or a Health Care Office functioning as a medical doctor clinic providing general practitioner services with a minimum gross floor area of 200m² (2,153ft²).”

This will ensure that a tourist accommodation use does not get established in the dwelling units unless a Health Care Office is established and operating on the ground floor.

DEVELOPMENT PERMIT

The subject property falls within the Official Community Plan’s “*Development Permit Area IV (Multi-Family, Commercial and Mixed Use)*”. This Development Permit Area (DPA IV) establishes objectives for the form and character of development in the resort region. An excerpt of the DP area IV development guidelines is found in **Appendix “E”**.

Overall exterior building materials

The development proposes exterior materials consisting of:

- A combination of corrugated metal, metal panel (painted off-white), and horizontal stained cedar siding.
- Cedar Trim
- Glass window walls on the lower floor
- Glass / Metal deck guards and railings
- Wood support posts.
- Flat torch-on roof.
- Metal soffit.

These materials are consistent with the DP guidelines.

Overall proposal landscape and hardscape

The landscape highlights of this application are as follows (please see **Appendix A** for complete details):

- Six deciduous trees and planters to the front yard of each dwelling unit.
- Existing trees and native species understorey to be retained and augmented where possible along both frontages and neighbouring property lines.
- Stone and native species plants in bank support feature on the Rainforest Drive frontage.

The hardscaping elements of this application include:

- Asphalt parking areas.
- 1.6m paved pedestrian path along both frontages.
- Concrete walkways in front of commercial space(s) and dwelling units.
- 3 accessible parking spaces.

Overall site circulation and accessibility

The site is in a well-suited location for a health care office: it is centrally located, it has sufficient area for onsite parking, and it has established pedestrian connections (see **Figure 4**).



Figure 4 – Pedestrian routes

The draft Development Permit 3060-DP22-04 is found in **Appendix "C"**.

SERVICING

There is general service capacity fronting the property on both Marine Drive and Rainforest Drive. Service connections and capacities would be reviewed in detail at the building permit stage.

FIRE SERVICES

Initial review of the proposed development indicates an additional hydrant would be required. The details of site circulation will require further review and would need to accommodate the necessary emergency vehicle access prior to a building permit being issued.

POLICY OR LEGISLATIVE IMPACTS:

This application is consistent with the overall objectives of the Official Community Plan.

ANALYSIS OF OPTIONS

A	Give first and second reading of Bylaw No. 1309, 2022 and direct staff to give notice for a public hearing.	<u>Pros</u>	<ul style="list-style-type: none"> Two potential development paths (health care office/resort condo or select commercial/multifamily residential) may meet community needs Would facilitate the applicant’s stated goal of creating a health care office space while giving a positive fallback plan – in which case additional housing units would be the result. Consistent with DP Guidelines Would replace the current zoning scenario of a Commercial/Resort Condo use.
		<u>Cons</u>	<ul style="list-style-type: none"> Would result in a larger building than was originally anticipated for the property.
		<u>Implications</u>	<ul style="list-style-type: none"> Would allow the application to proceed to a public hearing. May facilitate the establishment of new community health care centre.
B	Modify the draft zoning bylaw prior to/by stating which and how elements or features are to be modified.	<u>Pros</u>	<ul style="list-style-type: none"> A modification to zoning bylaw that Council deems appropriate may be beneficial to the application.
		<u>Cons</u>	<ul style="list-style-type: none"> Unknown at this time.
		<u>Implications</u>	<ul style="list-style-type: none"> The application will be delayed.
		<u>Suggested Motion</u>	<i>“That Council direct staff to modify the draft District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022, to (state desired outcome of amendments), for further consideration at a future meeting.”</i>
C	Reject the application.	<u>Pros</u>	<ul style="list-style-type: none"> Unknown at this time.
		<u>Cons</u>	<ul style="list-style-type: none"> The application will be delayed.
		<u>Implications</u>	<ul style="list-style-type: none"> Council would not benefit from hearing community input on the proposal.
		<u>Suggested Motion</u>	<i>“That the application associated with RZ22-05 and DP22-04 for 604 Rainforest Drive be rejected.”</i>

NEXT STEPS

If Council gives first readings to the draft Zoning Amendment Bylaw No. 1309, 2022, staff would undertake the necessary notification for a public hearing to be held at a date to be determined (tentatively late June).

Should the rezoning bylaw be adopted, staff would bring the draft Development Permit forward for Council's authorization at that time.

Respectfully submitted: John Towgood, Municipal Planner
Bruce Greig, Director of Community Planning
Duane Lawrence, CAO

Development Application

District of Ucluelet
 Planning Department
 200 Main Street, Ucluelet, BC
 V0R 3A0, P.O. Box 999
 tel 250-726-4770 fax 250 726 7335

Type of Application

An application is submitted for one or more of the following:

- | | |
|---|--|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Development Variance Permit |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment | <input type="checkbox"/> Temporary Use Permit |
| <input checked="" type="checkbox"/> Development Permit (no variances) | <input type="checkbox"/> Board of Variance |
| <input type="checkbox"/> Development Permit (with variances) | <input type="checkbox"/> Strata Conversion |
| <input type="checkbox"/> Development Permit Amendment | <input type="checkbox"/> Subdivision |

Description of Property

Civic Address (es): LOT 19 MARINE DRIVE PID 026908701
 Legal Description: Lot 19 Plan VIP 82211 Block _____ Section 21 DL 282

Applicant Information

Notice of Disclosure to Applicant(s): The following contact information will be available to the public and may be posted on the Districts' website to allow interested parties to contact you about this application.

Applicant name: Clayoquot construction ltd Company name: _____
 Mailing address: 919 black bear lane. Po box 774 tofino bc Postal Code: V0r2z0
 Tel : _____ Cell : 2502660440
 Email : Nick.killins@gmail.com Fax : _____

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

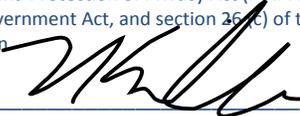
Applicant Signature:  Date: May 10, 2022

Registered Owner(s)

List all registered owners. For strata properties, provide accompanying authorization from all strata owners (not just strata corp.). If the owner is an incorporated company/society, attach a current corporate/society search or "notice of directors".

Registered Owner (s) name: Clayoquot construction ltd
 Mailing address: 919 black bear lane. Po box 774 Tofino bc Postal Code: V0r2z0
 Tel : _____ Cell : 2502660440
 Email : Nick.killins@gmail.com Fax : _____

Freedom of Information and Protection of Privacy Act (FOIPPA): Personal information is collected, used and disclosed under the authority of the Local Government Act, and section 26(c) of the FOIPPA. The information will be used for the purpose of processing this application.

Owner Signature:  Date: May 10, 2022

Office Use Only:

Folio No.:	File No.:	Date:	Receipt No.:	Fee:
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District of Ucluelet Planning Department
200 Main Street,
POBox 999,
Ucluelet, BC,
V0R3A0

Date: May 05, 2022

Attn: Bruce Greig

Re: Development Permit, Lot 19 Marine Drive Zoned CD3A.1.4 “Commercial/Residential”

This letter of intent is to inform the District of Ucluelet of our proposal for the development of the property formally described as:

Lot A, Section 21, Plan VIP 82211, District Lot 282, Clayoquot Land District, PID 026908701

Development Permit Goals:

Clayoquot Construction Ltd. is requesting site specific zoning amendment to allow an increase in density to accommodate both the 6 allowable Resort Condo Units and approximately 7500 sq.ft. of medical related services provided by VIHA.

All efforts are being made to negotiate a lease with VIHA for the entirety of the ground floor area which has been designed to accommodate the spatial requirements expressed in preliminary conversations.

Recognizing these negotiations could be ongoing It would be necessary to have a series of alternate uses which would be considered a “Plan B”. We propose the following uses with a specific restriction on “Commercial Entertainment” in order to preserve the peace and enjoyment of neighbouring properties while providing space for services which benefit local residents.

- Accessory Retail Sales and Administration Office
- Community Use
- Daycare Centre
- Emergency Services
- Public Administration & Utility
- Public Assembly
- Mixed Commercial/Residential
- Mixed Commercial/Resort Condo
- Multi-Family Residential
- Personal Services
- Resort Condo
- Studio

Project Overview:

The subject property is located on the Northeast corner of Marine Drive and Rainforest Drive. The proposed development meets FAR and Lot coverage under the general zoning requirements however the specific lot is subject to the following additional restrictions:

CD-3A.3.1 (4a) - 6 dwelling units on Lot 19, Plan VIP79602

CD-3A.34.1 (1a) - 557.4 m² (6,000 ft²) gross floor area combined on Lot 19, Plan VIP79602

We are requesting an amendment to remove the site specific restrictions in order to develop a space to meet the requirements of a local community clinic space.

The total floor area required for this proposal is 15,600 sq.ft. and would be distributed as follows:

- 6 x 2 storey 2 bedroom Resort Condo Units @ 123.5 sq.m. (1270 sq.ft.)
- 1 ground level mixed use space at 706 sq.m. (7632 sq.ft.)

19 parking spaces including 3 accessible spaces are dedicated to the ground floor space while each Resort Condo unit has one dedicated parking space and one additional flex space.

Site circulation uses the 2 existing curb cut locations off Rainforest Drive.

A service lane is used to facilitate recycling and waste collection from the dedicated recessed enclosure on the Southwest corner of the building.

Landscape:

The property sits on a forested lot which slopes from the Northwest corner to the Southeast corner at the intersection of Marine Drive and Rainforest Drive. Existing drainage swales handle existing drainage. Herold Engineering will determine if these swales are adequate or would require enhancement. The southern 3rd of the lot sits at or below the 18m FCL level. The proposed design places the building at the North end of the lot above this level. The parking lot would be level for accessibility. In order to preserve vegetation along Marine drive the design proposes a rock stack retaining wall under 4 ft high to avoid grading out from the edge of the parking stalls. Detailed landscape design will be provided at Building Permit stage. Any disturbance of the existing sidewalk on Rainforest drive will be restored. It is not anticipated the path along Marine drive will be impacted.

Architecture:

The building massing does not exceed the 10m height restriction. The sloping lot allows the ground floor level to be set into the slope. From the neighbouring property on Rainforest the elevation will be of the same scale as a typical residential townhouse. The townhouse units are set back from the ground level podium to reduce building scale along Marine Drive. Flat roof design keeps the massing low and to scale with surrounding buildings. The building design form and materials pick up on the surrounding buildings including the Community Centre, The Black Rock Resort and the newly constructed townhouses directly across Marine drive.

Waste Management:

Animal proof waste bins and recycling rolling bins will be accessible for removal via the service lane along the West property line

Civil Engineering:

Herold Engineering will be providing the preliminary site servicing report.

Sincerely

Nick Killins
Clayoquot Construction LTD
Box 774 Tofino bc
V0R2Z0
(250)266-0440

“Accessory Retail Sales and Administration Office” means the accessory use of a minor portion of the gross floor area of permitted principal commercial, industrial or institutional use for retail sales or office directly related to the principal use in the same building;

“Community Use” means the use of land and buildings to provide primarily non-commercial social, social enterprise, education, administration, recreation and other public services to the community;

“Daycare Centre” means the provincially-licensed use of land and principal building for care and supervision of children through a prescribed program;

“Emergency Services” means the non-commercial use of land, buildings or structures for a fire hall, police station, ambulance headquarters, tsunami relief stations and similar essential on-call or relief services;

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

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

unless otherwise specified in a particular Zone;

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

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

“Multiple Family Residential” (or “MFR”) means a building, or group of buildings on the same lot, each containing three or more dwelling units, for residential use only and specifically excluding commercial tourist accommodation, on a lot which includes a minimum useable outdoor recreation/amenity space of:

(a) 16 m² per bedroom when in the R-2 Zone; (b) 20 m² per bedroom when in the R-3 Zone; (c) 8 m² per bedroom when in all other Zones (including the residential component of the mixed residential/commercial and mixed residential/industrial uses);

“Personal Services” means the use of a building for the provision of professional or personal services, with or without the accessory sale of goods, wares, merchandise, articles, or things directly related to such services, and includes a barber shop, beauty salon and aesthetics, cosmetic surgery, acupuncture, herbalists and naturopaths, massage services, tattoo parlour, shoe repair shop, dry cleaning shop, and laundrette, specifically excluding financial institutions, commercial entertainment and offices;

“Public Administration & Utility” means the use of land, buildings or structures for non-commercial management of public resources and provision of public services to the community, and includes parks, hospitals, cemetery, community centres, emergency services, libraries, museums, law courts and the municipal hall;

“Public Assembly” means the use of land, buildings or structures for primarily non-commercial exhibits, special events, or meetings and includes an auditorium, place of worship, museum, community centres, fraternal lodge, youth centre or senior citizens complex, specifically excluding commercial entertainment and commercial recreation;

“Resort Condo” means a building, or group of buildings, providing two or more separate dwelling units, for commercial tourist accommodation use only, without the accessory uses commonly associated with or specifically permitted with hotels or motels. The building(s) must be on the same lot

or within the strata plan, except for the parcels within the CS-5 Zone along Peninsula Road, as illustrated below (“Reef Point”), in which case there may be only one unit per lot:

“**Studio**” means primarily commercial use of a building for the production and sale of photographs, paintings, sculptures, jewelry, crafts and similar art, specifically excluding residential use unless in accordance with a mixed residential/commercial use designation;



CLIENT
 Nick Killins
 Clayoquot Construction Ltd.
 Box 774 Tofino, BC, V0R 2Z0

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 I. KENNINGTON

ISSUE
 May 12, 2022

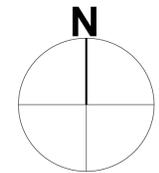
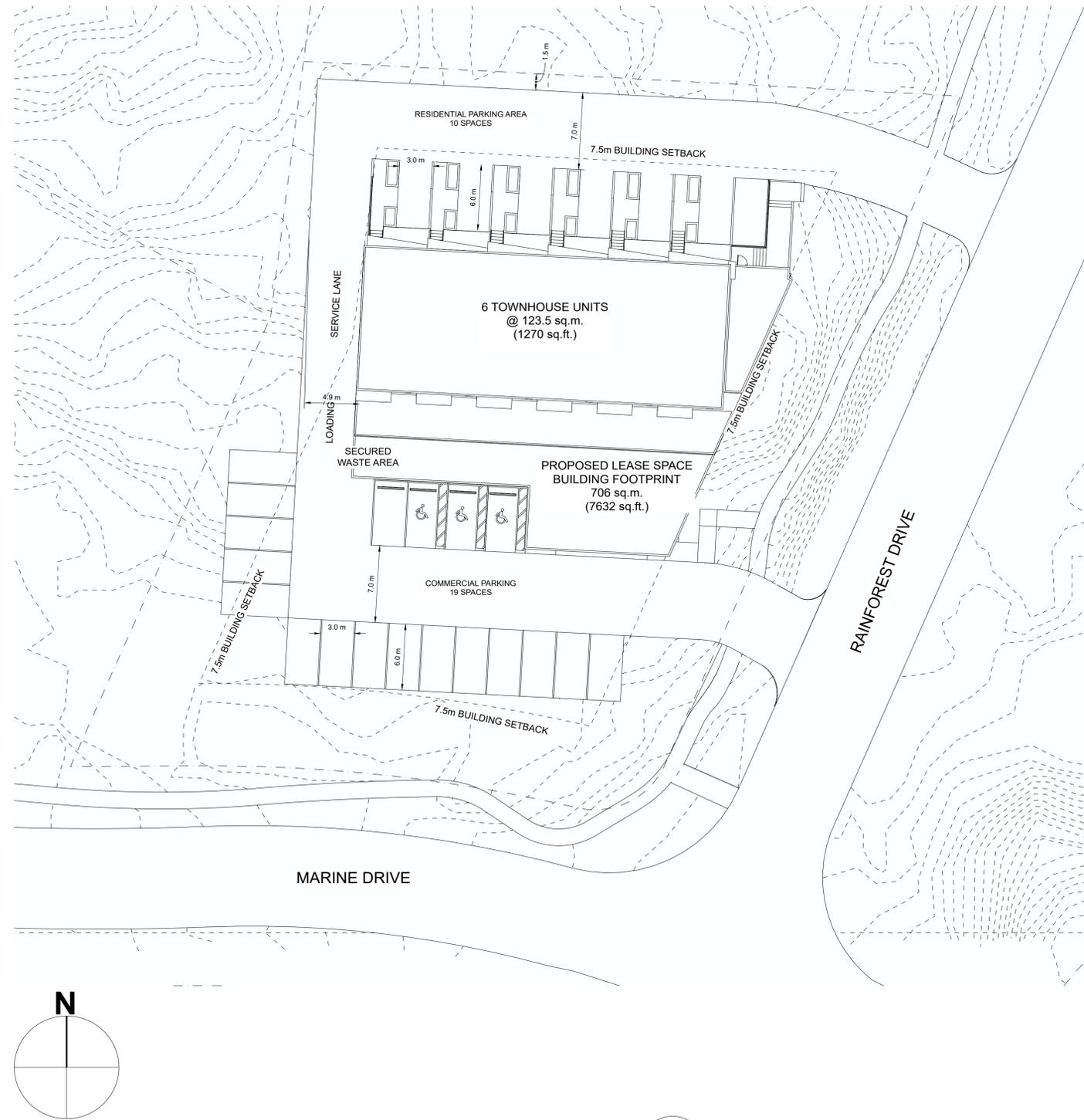
PROJECT
LOT 19, Marine Drive
 Ucluelet, BC

The Design Centre | RESIDENTIAL & RESORT
 PLANNING & DESIGN
 1339 Edwards Place, PO Box 1243
 Ucluelet, BC, V0R 3A0, 250.726.3973

HEROLD ENGINEERING | Doug Cole Architect
 Architecture
 Planning
 Development
 Construction
 Management

ZONING INFORMATION:			
CIVIC ADDRESS:	LOT 19 MARINE DRIVE, UCLUELET, BC		
LEGAL DESCRIPTION	LOTA, SECTION 21, DL 282, CLAYOQUOT DISTRICT, PLAN VIP 82211, PID 026908701		
ZONING:	CD3A.1.4		
LOT AREA:	3444.3 sq.m. / 37074.1 sq.ft.		
HEIGHT/SETBACK REQUIREMENTS:			
	ZONING	PROPOSED	CONFORMING
HEIGHT:	10m (33'-0")	10m (33'-0")	YES
FRONT YARD SETBACK:	7.5m (25'-0")	7.5m (25'-0")	YES
REAR YARD SETBACK:	7.5m (25'-0")	7.5m (25'-0")	YES
INTERIOR SIDE SETBACK:	7.5m (25'-0")	7.5m (25'-0")	YES
EXTERIOR SIDE SETBACK:	7.5m (25'-0")	7.5m (25'-0")	YES
LOT COVERAGE:	30%	20%	YES
PROPOSED FLOOR AREA:			
1ST FLOOR:	709 sq.m (7632 sq.ft.)		
2ND FLOOR:	387 sq.m (4161 sq.ft.)		
3RD FLOOR:	354 sq.m (3810 sq.ft.)		
TOTAL:	1450 sq.m (15,603 sq.ft.)		(SEE NOTE*)
FLOOR AREA RATIO (.50):	.42		(SEE NOTE**)

NOTES: LOT 19 SUBJECT TO THE FOLLOWING CONDITIONS
 *CD-3A.3.1 (4a) - 6 dwelling units on Lot 19, Plan VIP79602
 **CD-3A.34.1 (1a) - 557.4 m² (6,000 ft²) gross floor area combined on Lot 19, Plan VIP79602



1 SITE PLAN
 A.01 Scale: 1:200m

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 1399 Edwards Place, PO Box 12143
 Ucluelet, BC V8R 3K6 250.726.9713

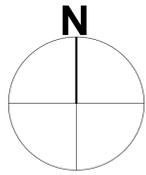
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 CLAYOQUOT CONSTRUCTION LTD.

PROJECT
 LOT 19
 MARINE DR.
 UCLUELET, BC

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Site Plan
 A.01



1 ILLUSTRATIVE MASTER PLAN
A.02 Scale: 1:200m

ILLUSTRATIVE MASTER PLAN

A.02

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PROJECT
LOT 19
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UCLUELET, BC

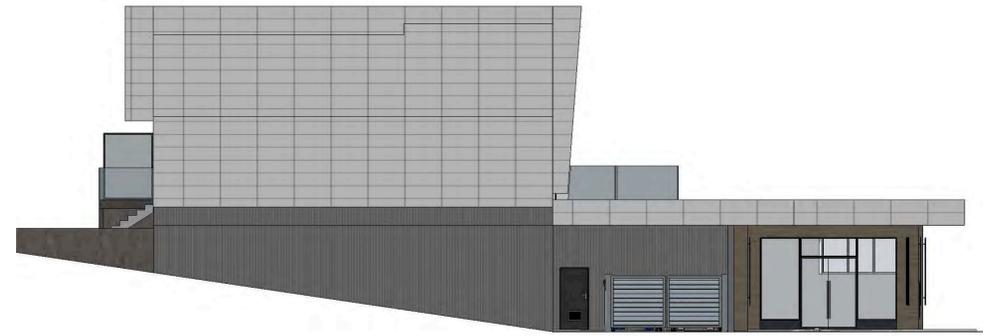
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Centre

RESIDENTIAL & RESORT
PLANNING & DESIGN
139 Edwards Place, PO Box 1293
Ucluelet, BC V8R 3G6 250.726.9773



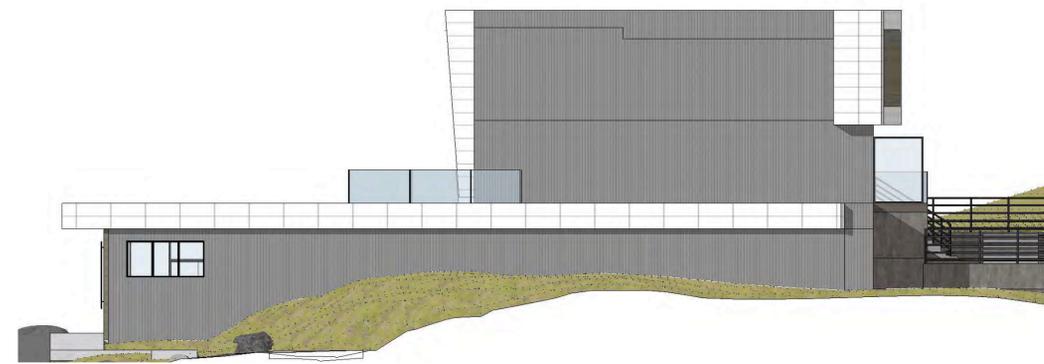
1 SOUTH ELEVATION
A.03 Scale: 1/8" = 1'-0"



2 WEST ELEVATION
A.03 Scale: 1/8" = 1'-0"



3 NORTH ELEVATION
A.03 Scale: 1/8" = 1'-0"



4 EAST ELEVATION
A.03 Scale: 1/8" = 1'-0"

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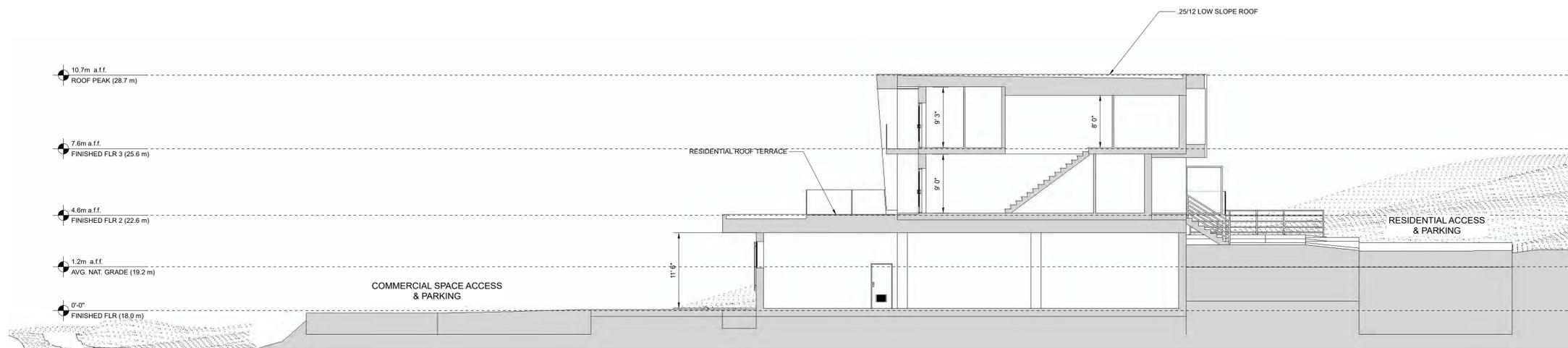
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LOT 19
MARINE DR.
UCLUELET, BC

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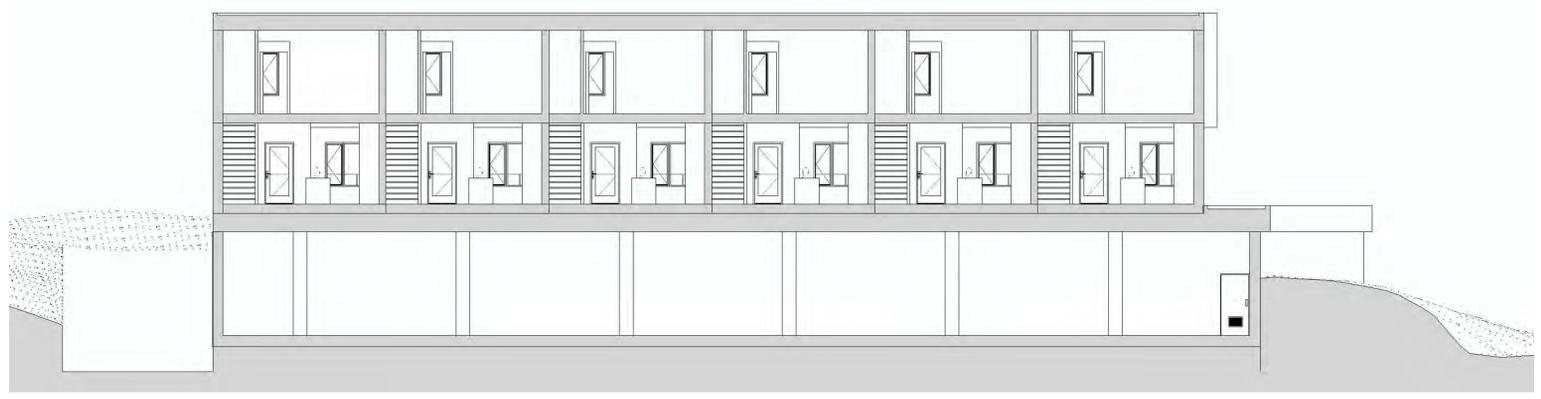
ELEVATIONS

A.03



SECTION VIEW FROM RAINFOREST DRIVE LOOKING WEST

1 SECTION 1
A.04 Scale: 1/8" = 1'-0"



SECTION VIEW FROM MARINE DRIVE LOOKING NORTH

2 SECTION 2
A.04 Scale: 1/8" = 1'-0"

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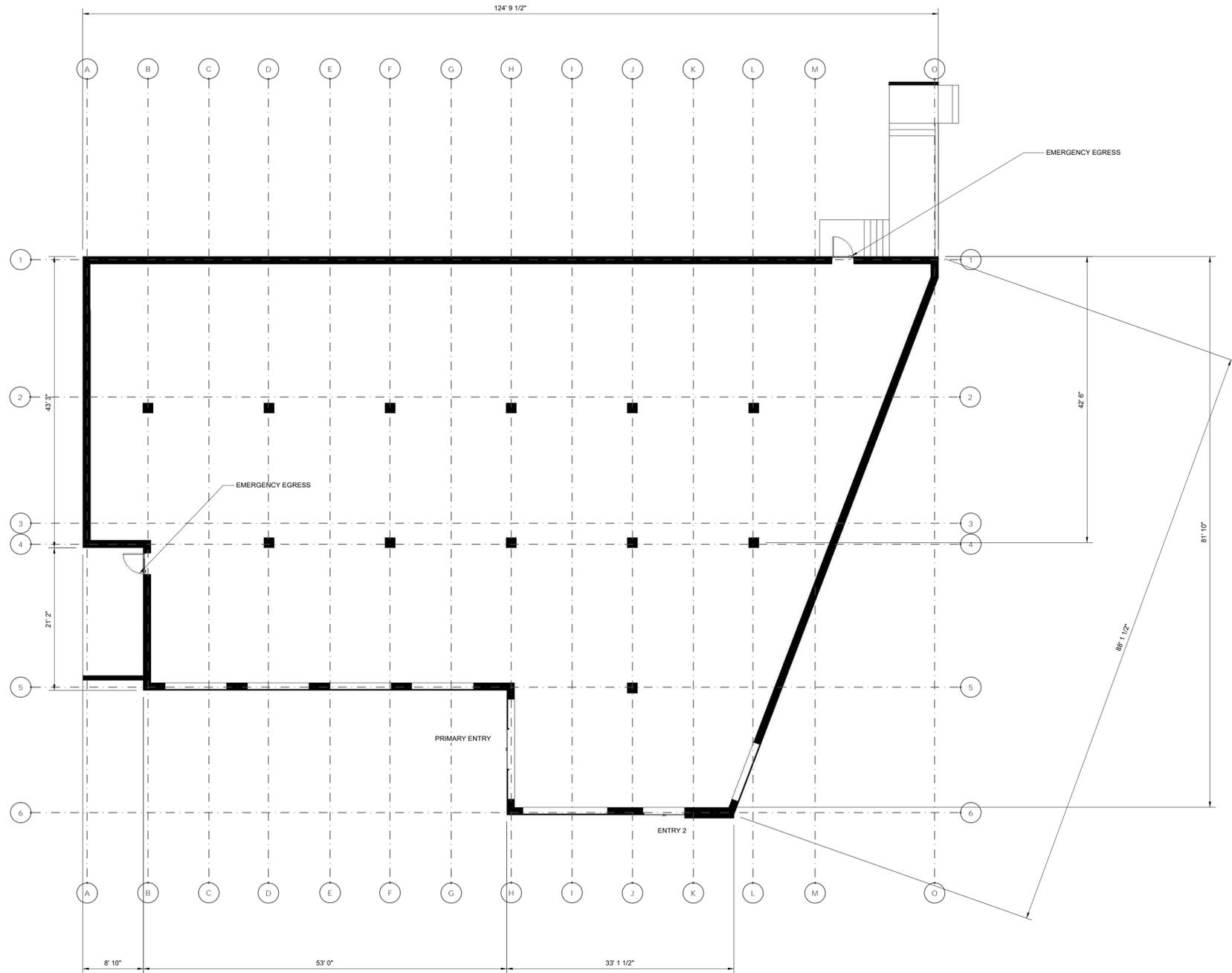
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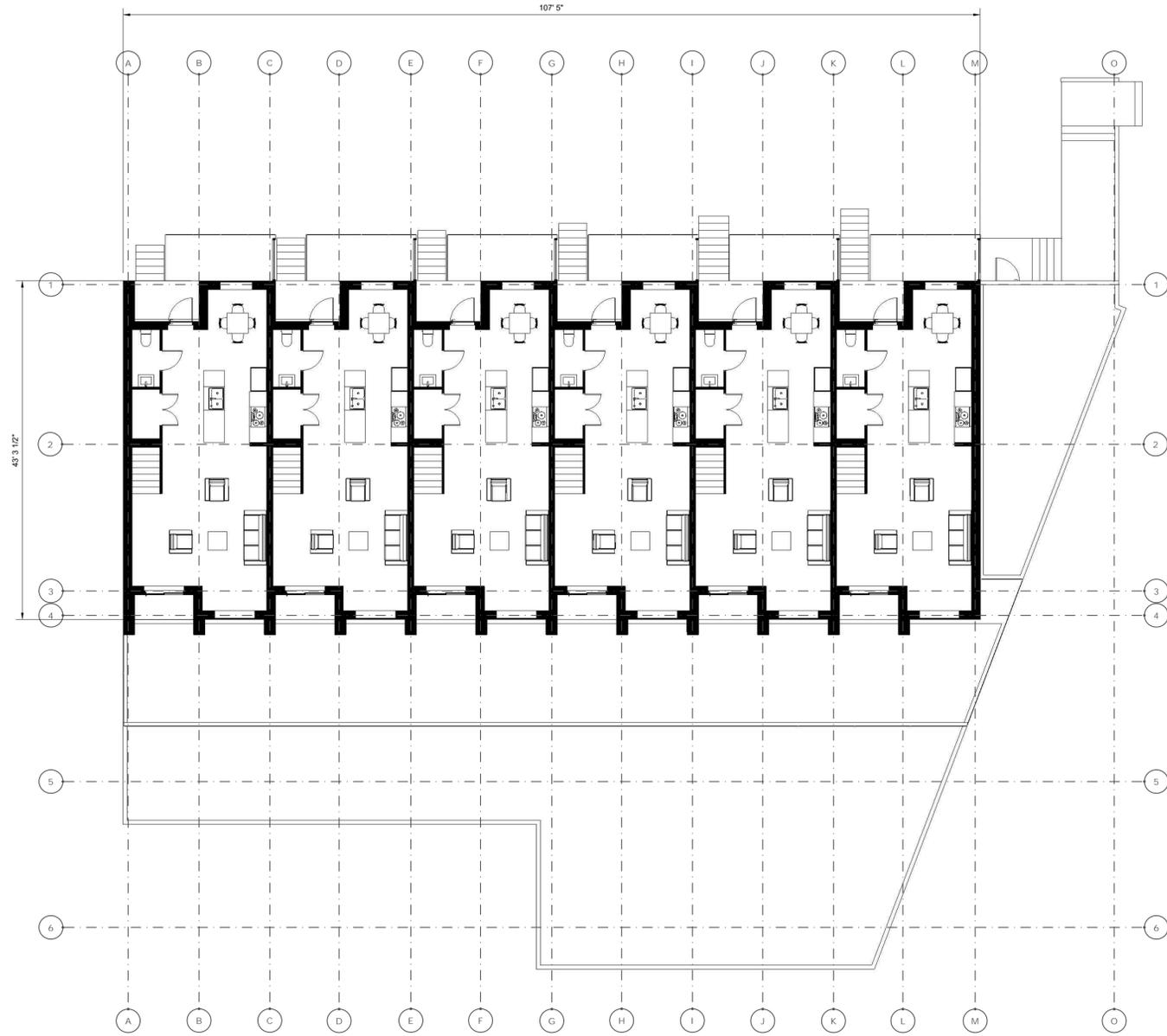
PROJECT
LOT 19
MARINE DR.
UCLUELET, BC

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SECTIONS
A.04



1 LEVEL 1 COMMERCIAL AREA UNDIVIDED
 A.05 Scale: 1/8" = 1' - 0"



1 LEVEL 2 BUILDING PLAN
 A.06 Scale: 1/8" = 1' - 0"



2 LEVEL 2 UNIT PLAN
 A.06 Scale: 1/4" = 1' - 0" SCALE: 1/4" = 1'-0" 0 1 2 4 6 10 FT

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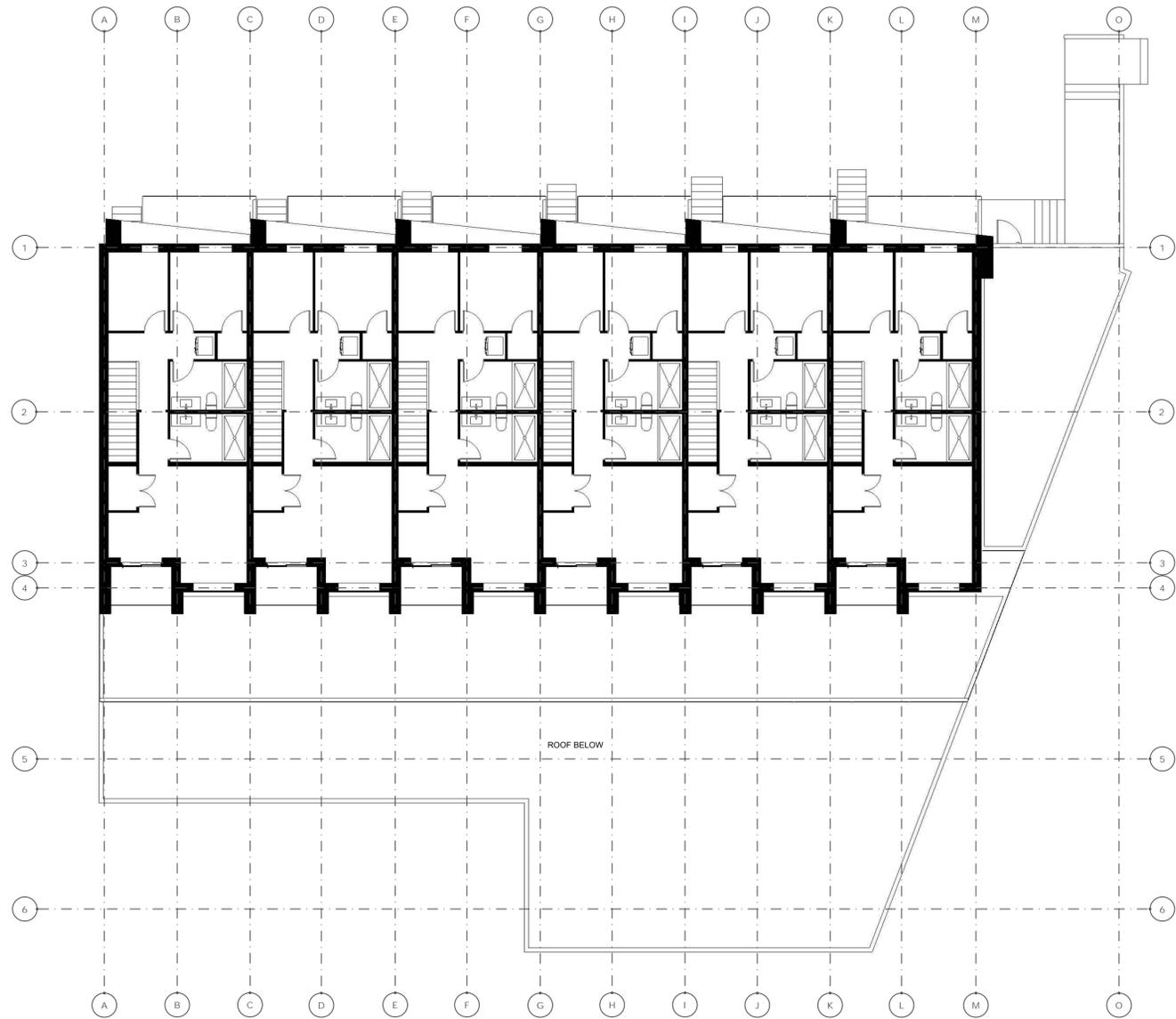
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PROJECT
 LOT 19
 MARINE DR.
 UCLUELET, BC

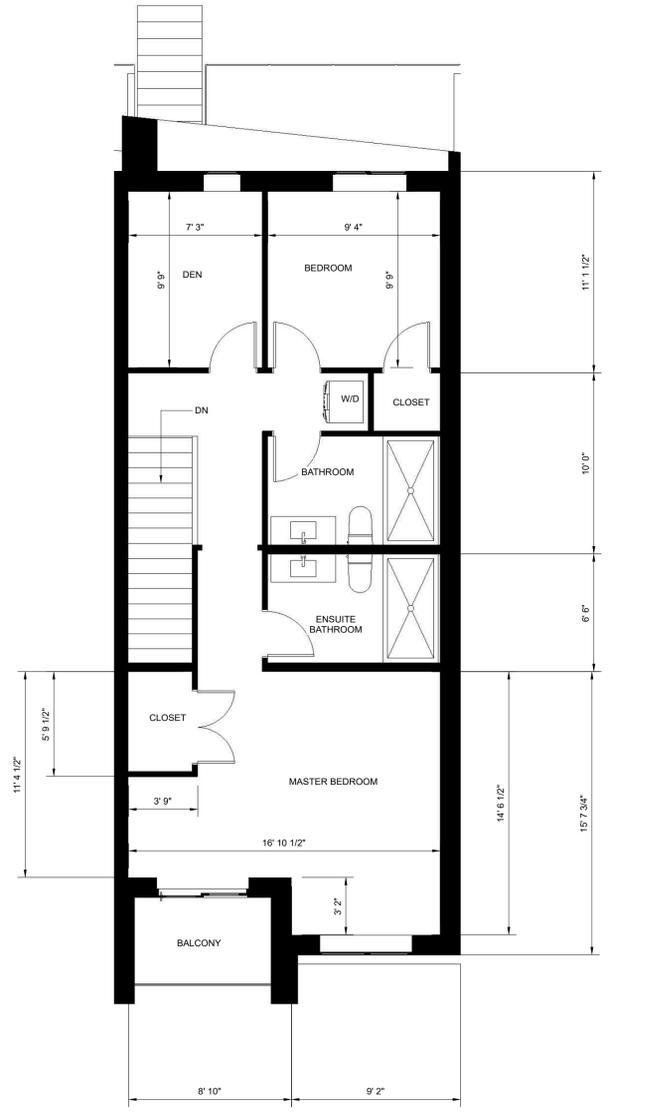
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RESIDENTIAL
 1ST STOREY

A.06



1 LEVEL 3 BUILDING PLAN
 A.07 Scale: 1/8" = 1' - 0"



2 LEVEL 3 UNIT PLAN
 A.07 Scale: 1/4" = 1' - 0" SCALE: 1/4" = 1'-0" 0 1 2 4 6 10 FT

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 LOT 19
 MARINE DR.
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RESIDENTIAL
 2ND STOREY

A.07



VIEW LOOKING SOUTH ON RAINFOREST DRIVE

1 PERSPECTIVE 1
A.08 Scale: NTS



VIEW LOOKING NORTHWEST ON MARINE DRIVE

2 PERSPECTIVE 2
A.08 Scale: NTS



VIEW LOOKING EAST ON MARINE DRIVE

3 PERSPECTIVE 3
A.08 Scale: NTS



BIRDS EYE VIEW OF RESIDENTIAL ENTRY

4 PERSPECTIVE 4
A.08 Scale: NTS

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Ucluelet, BC V8R 3K6 250.726.9773

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LOT 19
MARINE DR.
UCLUELET, BC

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I. KENNINGTON

PERSPECTIVES

A.08



COMMERCIAL LEVEL PARKING

1 PERSPECTIVE 1
A.09 Scale: NTS



RESIDENTIAL FRONT YARD

2 PERSPECTIVE 2
A.09 Scale: NTS



RESIDENTIAL FRONT DECK/ENTRY

3 PERSPECTIVE 3
A.09 Scale: NTS



RESIDENTIAL REAR YARD/ROOF TERRACE

4 PERSPECTIVE 4
A.09 Scale: NTS

RESIDENTIAL & RESORT
PLANNING & DESIGN
1399 Edwards Place, PO Box 12345
Ucluelet, BC V8R 3K6 250.726.9773

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CLAYCOOT CONSTRUCTION LTD.

PROJECT
LOT 19
MARINE DR.
UCLUELET, BC

ISSUE
May 12, 2022
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I. KENNINGTON

PERSPECTIVES

A.09

DISTRICT OF UCLUELET
Zoning Amendment Bylaw No. 1309, 2022

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(Zoning amendments to define and allow a Health Care Office in specific circumstances
within the community).

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

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

A. Within section 103 Definitions, add the following definition in alphabetical order:

“**Health Care Office**” means use of a building or buildings by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists, dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists.”

B. Within section 103 Definitions, replace the definition of “*Personal Services*” with the following:

“**Personal Services**” means the use of a *building* for the provision of professional or personal services, with or without the *accessory* sale of goods, wares, merchandise, articles, or things directly related to such services, and includes a barber shop, beauty salon and aesthetics, health care office, tattoo parlour, shoe repair shop, dry cleaning shop, and launderette, specifically excluding *financial institutions, commercial entertainment and offices.*”

- C. Within section CD-3A of SubZone–DISTRICT LOT 282 in Schedule B–The Zones, replace subsection CD-3A.1.4 with the following text:

“CD-3A.1.4 The following uses are permitted on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District, in the areas of the CD-3 Zone Plan labeled “Commercial/ Residential” (604 Rainforest Drive), but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

(1) Principal:

- (a) Health Care Office, with accessory retail sales and administration
- (b) Community Use
- (c) Daycare Centre
- (d) Emergency Services
- (e) Public Assembly
- (f) Personal Services
- (g) Studio
- (h) Multiple Family Residential

(2) Secondary:

- (a) Mixed Commercial/Residential
- (b) Mixed Commercial/Resort Condo
 - (i) Despite the definition of Resort Condo in section 103 of this bylaw, on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026-908-701 (604 Rainforest Drive) the commercial tourist accommodation uses of a Mixed Commercial/Resort Condo building are only permitted if the ground floor of the building contains a Health Care Office with a minimum gross floor area of 700m² or a Health Care Office functioning as a medical doctor clinic providing general practitioner services with a minimum gross floor area of 200m² ”

- D. Within section CD-3A of SubZone–DISTRICT LOT 282 in Schedule B–The Zones, subsection CD-3A.4 Maximum Size (Gross Floor Area), subsection CD-3A.4.1 Principal Building, replace subsection (1) with the following text:

“(1) on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026-908-701 (604 Rainforest Drive):

- (i) Mixed Commercial/Residential, Mixed Commercial/Resort Condo & Multiple Family Residential: 1450m² (15,603 ft²) gross floor area combined.
- (ii) All other uses: 557m² (6,000ft²) gross floor area combined.”

2. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022”.

READ A FIRST TIME this day of , 2022.

READ A SECOND TIME this day of , 2022.

PUBLIC HEARING held this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022.”

Mayco Noël
Mayor

Paula Mason
Deputy Corporate Officer

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

Paula Mason
Deputy Corporate Officer

DEVELOPMENT PERMIT DP22-04

Pursuant to section 488 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Permit is issued to:

Clayoquot Construction LTD. INC. NO BC0882374, PO Box 774, Tofino, British Columbia V0R 2Z0

2. This Development Permit applies to, and only to, those lands within the District of Ucluelet described below, and the buildings, structures, and other development thereon:

604 Rainforest Drive; Parcel Identifier 026908701, Lot A, Plan VIP82211, District Lot 281, Clayoquot Land District, & DL 282

3. This Permit authorizes the following improvements on the Lands:

- a) Addition of a 3-storey mixed use or multi family building.
- b) Associated landscape and hardscape work including but not limited to:
 - i. Paved parking lot with 3 accessible parking spaces and two access points.
 - ii. Internal landscape features and trees.
 - iii. The retention and augmentation of a treed buffer on all four sides of the property.

4. These improvements apply only in the locations indicated, and otherwise in accordance with, the drawings and specifications attached to this Permit as Schedule A.

5. This permit will be subject to:

- a) the receipt of final landscape plans.
- b) a deposit of 125% of the value of the proposed landscape works and street improvements.
- c) approval of the vehicle access points by Ucluelet's fire chief.
- d) approval of fire hydrant location by Ucluelet's fire chief.
- e) The receipt of final plans and details for waste/recycle screening and bear proofing.

6. The work authorized by this Permit may only be carried out in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws. The owner is responsible for ensuring that the timing of the work and any required permits or notifications by other agencies are obtained as required to comply with all applicable regulations.

7. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.

8. The owner shall substantially commence the development within 24 months of the date of issuance, after which this permit shall be null and void.

9. This Permit is NOT a Building Permit.

10. Schedule A attached hereto shall form part of this Permit. The Municipality's Chief Administrative Officer is hereby authorized to approve minor amendments to the plans provided that such amendments are consistent with the overall character and intent of the original plans.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2022 .

ISSUED the day of , 2022.

Bruce Greig
Director of Community Planning

Schedule A
(See Appendix A)

Appendix D

TERMS OF INSTRUMENT- PART 2

COVENANT (Section 219 Land Title Act)

THIS COVENANT dated for reference the ____ day of _____ 2022,

BETWEEN:

CLAYOQUOT CONSTRUCTUION LTD. INC. NO BC0882374

PO Box 774, Tofino, British Columbia V0R 2Z0

(the "Grantor")

AND:

DISTRICT OF UCLUELET

Box 999, 200 Main Street, Ucluelet, British Columbia V0R 3A0

(the "District")

WHEREAS:

- A. The Grantor is the registered owner of land located on 604 Rainforest Drive, in Ucluelet, British Columbia and more particularly described as Parcel Identifier 026908701, Lot A, Plan VIP82211, District Lot 281, Clayoquot Land District, & DL 282 (the "**Land**");
- B. Section 219 of the Land Title Act permits the registration of a covenant of a negative or positive nature in favour of the District, in respect of the use of land or buildings, or the building on land;
- C. The Grantor has applied to the District to amend the District of Ucluelet Zoning Bylaw No.1160, 2013, to permit on the Land a Health Care Office and additional density, and in connection with the Grantor's request to adopt Zoning Bylaw Amendment No.1309, 2022 (the "**Rezoning Bylaw**"), the Grantor has offered grant this Covenant to the District; and
- D. The Grantor wishes to grant this Covenant to the District to confirm the proposed development will be generally in accordance with the plans provided in support of the Grantor's zoning amendment application, and that it will not develop or use the Land except on the terms and conditions agreed to by the parties and set out in this Covenant.

THIS COVENANT is evidence that in consideration of the payment of TWO DOLLARS (\$2.00) by the District to the Grantor, and other good and valuable consideration (the receipt and sufficiency of which are acknowledged by the parties), the Grantor covenants and agrees with the District, in accordance with section 219 of the Land Title Act, as follows:

Restriction on Use and Development of the Land

1. The Grantor will not alter the Land, or construct or place any building or structure on the Land, nor apply for any building permit from the District in relation to the Land, except to the extent that the alteration, construction or placement is in accordance with, or is to facilitate the implementation of,

the Plans for the development of the Land attached to this Covenant as Schedule A (the "Development").

2. The six dwelling units located on the second and third floor within the Development will not be used for any type of commercial tourist accommodation unless the ground floor of that same building contains a fully functional and operating Health Care Office with a minimum gross floor area of 700m² or a Health Care Office functioning as a medical doctor clinic providing general practitioner services with a minimum gross floor area of 200m²).

Amendments to Development Plans

3. The Grantor may request, and the District's Manager of Planning may, in his or her sole discretion approve, minor deviations from the Development Plans, provided that any such requests or approvals must be made in writing.

Discharge

4. The District agrees that if the Rezoning Bylaw is not adopted by the District before _____ 2022, this Covenant will be discharged from the Lands and, for that purpose, the Grantor will deliver to the District and the District will execute and return to the Grantor, a discharge of this Covenant registrable in the Land Title Office.

Subject to Bylaws

5. This Covenant does not relieve the Grantor in any way from complying with all applicable bylaws of the District or other enactments applicable to the Land.

Inspections

6. The District and any of its officers and employees may enter on the Land at all reasonable times, to inspect the Land to ascertain compliance with this Covenant.

Amendment

7. This Covenant may be altered or amended only by an agreement in writing signed by the parties.

No Public Law Duty

8. Whenever in this Covenant the District is required or entitled to exercise any discretion in the granting of consent or approval, or is entitled to make any determination, take any action or exercise any contractual right or remedy, the District may do so in accordance with the contractual provisions of this Covenant only and will not be bound by any public law duty, whether arising from the principles of procedural fairness or the rules of natural justice or otherwise.

No Obligations on District

9. The rights given to the District by this Covenant are permissive only and nothing in this Covenant:

- a. imposes any duty of care or other legal duty of any kind on the District to the Grantor or to anyone else;
- b. obliges the District to enforce this Covenant, which is a policy matter within the sole discretion of the District; or
- c. obliges the District to perform any act, or to incur any expense for any of the purposes set out in this Covenant.

No Effect on Laws or Powers

10. This Covenant does not,
 - a. affect or limit the discretion, rights or powers of the District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - b. affect or limit any law or enactment relating to the use or subdivision of the Land; or
 - c. relieve the Grantor from complying with any law or enactment, including in relation to the use or subdivision of the Land.

District's Right to Equitable Relief

11. The Grantor agree that the District is entitled to obtain an order for specific performance or a prohibitory or mandatory injunction in respect of any breach by the Grantor of this Covenant.

Covenant Runs with the Land

12. Every obligation and covenant of the Grantor in this Covenant constitutes both a contractual obligation and a covenant granted under section 219 of the Land Title Act in respect of the Land and this Covenant burdens the Land and runs with it and binds the successors in title to the Land. For certainty, unless expressly stated otherwise, the term "Grantor" refers to the current and each future owner of the Land. This Covenant burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

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

Waiver

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

Notice

15. Any notice to be given pursuant to this Covenant must be in writing and must be delivered personally or sent by prepaid mail. The addresses of the parties for the purpose of notice are the addresses on the first page of this Covenant and in the case of any subsequent owner, the address will be the address shown on the title to the Land in the Land Title Office.
16. If notice is delivered personally, it may be left at the relevant address in the same manner as ordinary mail is left by Canada Post and is to be deemed given when delivered. If notice is sent by mail, it is to be deemed given 3 days after mailing by deposit at a Canada Post mailing point or office. In the case of any strike or other event causing disruption of ordinary Canada Post operations, a party giving notice for the purposes of this Covenant must do so by delivery as provided in this section.
17. Either party may at any time give notice in writing to the other of any change of address and from and after the receipt of notice the new address is deemed to be the address of such party for giving notice.

Enurement

18. This Covenant binds the parties to it and their respective corporate successors, heirs, executors, administrators and personal representatives.

Joint and Several

19. If at any time more than one person (as defined in the Interpretation Act (British Columbia)) owns the Land, each of those persons will be jointly and severally liable for all the obligations of the Grantor under this Covenant.

Further Acts

20. The Grantor must do everything reasonably necessary to give effect to the intent of this Covenant, including execution of further instruments.

AS EVIDENCE of their agreement to be bound by the terms of this instrument, the parties hereto have executed the Land Title Office Form C which is attached hereto and forms part of this Covenant.

Schedule A

(attach application material here)

DRAFT

Appendix E

Appendix E: Excerpts from OCP Bylaw 1236 DP area IV

The subject property falls within the Official Community Plan's "Development Permit Area IV (Multi-Family, Commercial and Mixed Use)". This Development Permit Area (DPA IV) is established for the following purposes:

- Revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- establishing objectives for the form and character of development in the resort region.

Revitalizing an area in which commercial, multi-family and mixed uses are permitted

Objective: The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District's objective is to make every effort to preserve and enhance this experience.

Establishing objectives for the form and character of development in the resort region

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

DP guidelines are broken down into general guidelines applying to all Form and Character Development Permit Areas and specific DP guidelines that apply to specific DP areas.

Key general form and character guidelines for this application are as follows:

F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;

F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;

F3. Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:

- *Easily identifiable building entrances;*
- *Narrow commercial storefronts; and*
- *Concentrating signage at pedestrian eye level.*

F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- *Architectural details and/or articulated façade;*
- *Graphic or artistic illustration;*
- *Placement of doors and/or windows; and*
- *Public seating and/or planters integrated into the façade.*

F11. The following exterior materials are encouraged:

- *Wooden posts and beams with visible fastenings;*
- *Wood siding, planks, board-and-batten, shakes or shingles;*
- *Corrugated or standing-seam sheet metal;*
- *Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,*
- *Finished concrete;*
- *Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and, ☐ Limited use of brick or local stone.*

F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;

F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- *Define the edges of outdoor space such as a café seating area;*
- *Signify a particular spot such as an entrance or gateway;*
- *Highlight pedestrian corridors;*
- *Delineate private and semi-private space from public space;*
- *Beautify a streetscape; and,*
- *Soften the transition of adjacent land uses.*

Key specific form and character guidelines for commercial, multi-family and mixed use are as follows:

F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;

F.IV.2. Sloped roofs, rather than flat roofs, are preferred;

F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, landscaping and physical design;

F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry from the street. Excessive use of blank walls must be avoided;

F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;

F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



**10.1 Zoning Amendment and Development Permit for 604 Rainforest Drive
Bruce Greig, Director of Community Planning**

Mr. Greig provided a summary of his report.

2022.2113.REGULAR

It was moved and seconded THAT Council, with regard to the proposed development at 604 Rainforest Drive:

1. Give first reading to District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022;
2. Give second reading to District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022;
3. Direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022;
4. Indicate to the applicant and the public that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1309, 2022, would be subject to registration of a Section 219 restrictive covenant on the title of 604 Rainforest Drive to ensure, as a matter of public interest, that the use, building, site works, and landscaping be developed as proposed in Staff Report No. 22-67.

CARRIED.

Appendix A

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1312, 2022

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

(Zoning amendments for the proposed development of 221 Minato Road – Lot B, Plan VIP79908 Clayoquot District, District Lot 286).

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

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By adding within Division 100 – Enactment and Interpretation, Section 103 definitions, such that a new definitions are added in alphabetical order reading as follows:

“**Residential Rental Tenure**” means the occupation of a *dwelling unit* for *residential* purposes under a tenancy agreement according to the *Residential Tenancy Act* for a period of at least 4 months, and excludes occupation of a dwelling by the owner.

“**Rental Multiple Family**” means a *building*, or a group of *buildings* on the same *lot*, each containing three or more *dwelling units* for *residential* use only under a long-term *residential rental tenure*.

- B. By adding a new Comprehensive Development zone, to Schedule B – The Zones that directly follows CD-5 Zone – FORMER WEYCO FOREST LANDS such that the new section reads as follows:

“CD-6 Zone – MINATO ROAD

This Zone is intended for the development of a mix of multi-family and single-family residential development providing for a mix of sizes, types and tenures including affordable rental, market rental, attainable ownership (under a housing agreement covenant) and market ownership homes.

CD-6 Zone Plan (Development Areas):



CD-6.1 Permitted Uses

The following uses are permitted within the corresponding Development Areas shown in the CD-6 Zone Plan, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

Development Area	Principal Use	Building Form	Secondary Uses
A	Rental Multiple Family	apartment	
			home occupation
B	Multiple Family	townhouse	
			home occupation
C	Single Family or Duplex		
			home occupation
D	Single Family		
			secondary suite
			home occupation
E	Rental Multiple Family	apartment	
			home occupation
F	Single Family or Duplex		
			Multiple Family
			home occupation
G	Single Family	house	
			secondary suite
			home occupation

CD-6.2 Lot Regulations

CD-6.2.1 Minimum Lot Frontage: 7.5 m (25 ft)

CD-6.3 Density:

Development Area	Principal Use	Density (max. # dwelling units)
A	Rental Multiple Family	70
B	Multiple Family	28
C	Single Family or Duplex	5
D	Single Family	19
E	Rental Multiple Family	28
F	Single Family or Duplex	22
	Multiple Family	12
G	Single Family	28

CD-6.3.1 For clarity the maximum number of principal *dwelling units* in table CD-6.3 does not count *secondary suites* in areas “D” and “G”.

CD-6.4 Maximum Size (Gross Floor Area):

Development Area	Principal Use	Maximum Gross Floor Area
A	Rental Multiple Family	average 65m ² (700ft ²)/unit
B	Multiple Family	average 84m ² (900ft ²)/unit
C	Single Family or Duplex	average 144m ² (1,550ft ²)/unit
D	Single Family	172m ² (1,850ft ²)/unit
E	Rental Multiple Family	average 65m ² (700ft ²)/unit
F	Single Family or Duplex	average 144m ² (1,550ft ²)/unit
	Multiple Family	average 84m ² (900ft ²)/unit
G	Single Family	172m ² (1,850ft ²)/unit

CD-6.5 Maximum Size of Accessory Buildings:

CD-6.5.1 on *lots* containing a *Single Family* or *Duplex* dwelling: 30 m² (323 ft²) combined total.

CD-6.5.2 on *lots* containing *Multiple Family* or *Rental Multiple Family* buildings: 50m² (538 ft²) combined total.

CD-6.6 Maximum Height:

Development Area	Principal Use	Max. Height	
		principal	accessory
A	Rental Multiple Family	11m	5.5m
B	Multiple Family	11m	5.5m
C	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
D	Single Family	8.5m	5.5m
E	Rental Multiple Family	11m	5.5m
F	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
	Multiple Family	11m	5.5m
G	Single Family	8.5m	5.5m

CD-6.7 Minimum Setbacks:

CD-6.7.1 The following minimum setbacks apply, as measured from the *front lot line*, *rear lot line* and *side lot lines(s)*, respectively:

Development Area	Principal Use	Setbacks			
		front	rear	side interior	side exterior
A	Rental Multiple Family	7.5m	6m	5m	5m
B	Multiple Family	7.5m	6m	5m	5m
C	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
D	Single Family	7.5m	6m	1.5m	5m
E	Rental Multiple Family	7.5m	6m	5m	5m
F	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
	Multiple Family	7.5m	6m	5m	5m
G	Single Family	7.5m	6m	1.5m	5m

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of areas of Lot B, District Lot 286, Clayoquot District, Plan VIP79908 (221 Minato Road: PID 026-487-764), from “GH: Guest House” and “CG: Campground”, to areas designated as “P-1: Public Institutional” and “CD-6: Comprehensive Development 6 Zone – MINATO ROAD” as outlined in black on the map attached to this Bylaw as Appendix “A”.

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022”.

READ A FIRST TIME this **7th** day of **June** , 2022.

READ A SECOND TIME this **7th** day of **June** , 2022.

PUBLIC HEARING held this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022.”

Mayco Noël
Mayor

Corporate Officer

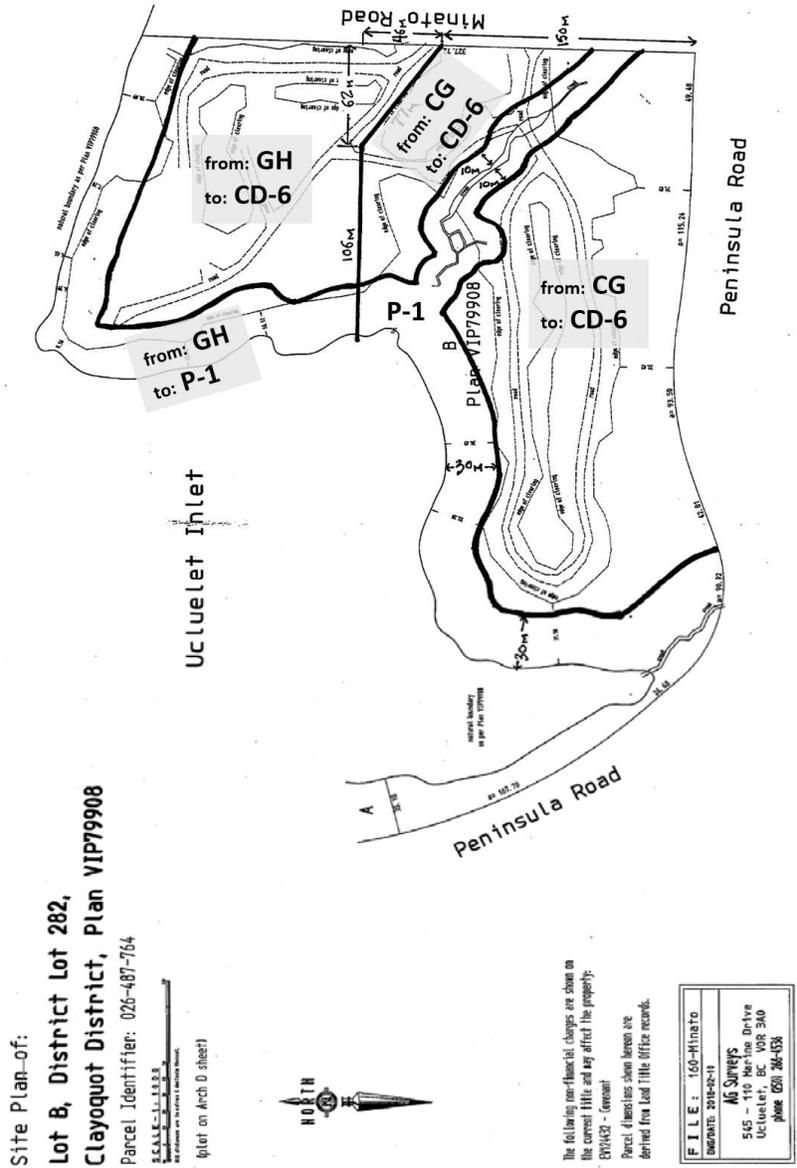
THE CORPORATE SEAL of the
District of Ucluelet was hereto
affixed in the presence of:

Corporate Officer

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022
 (CD-6 Zone - Minato Road)

From: GH (Guest House); and,
 CG (Campground)

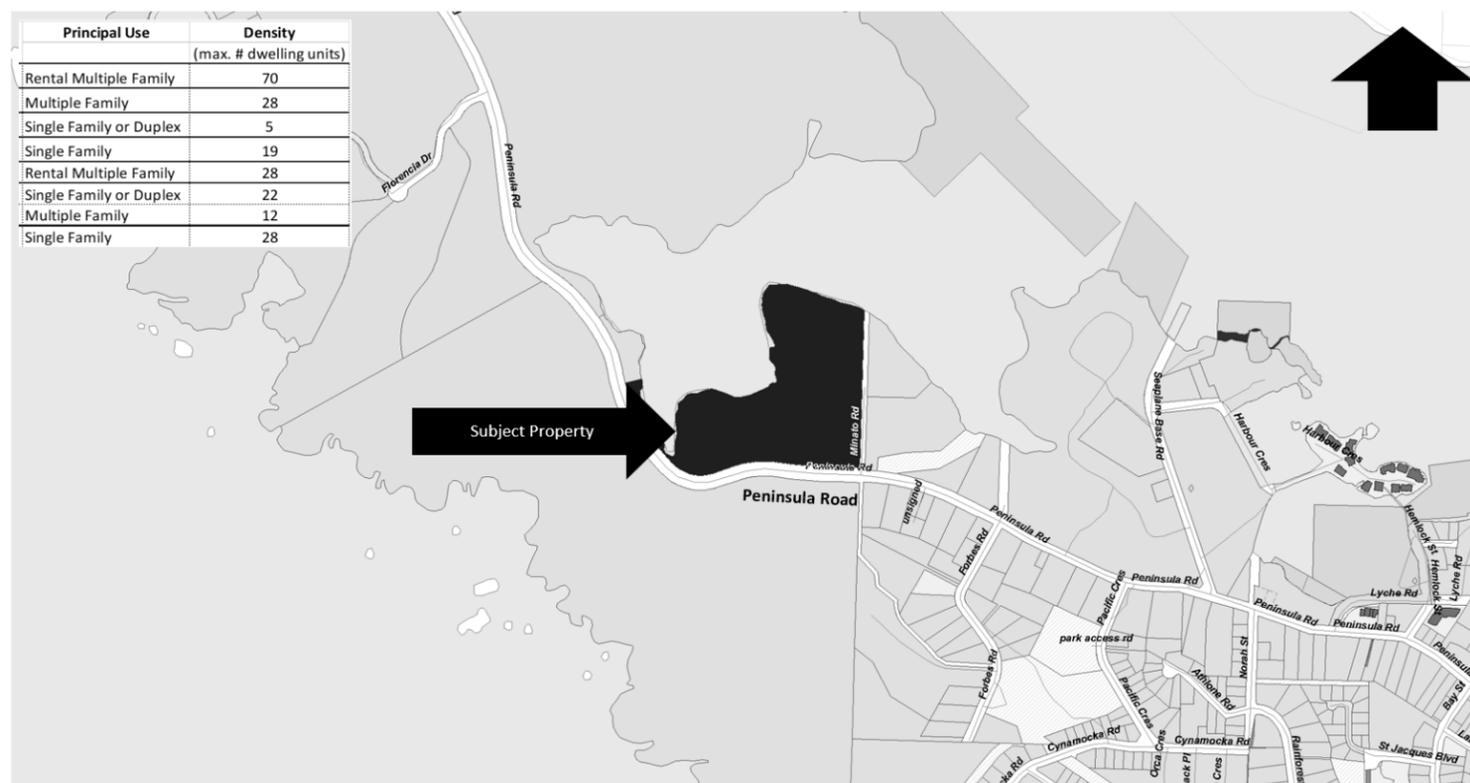
To: P-1 (Public Institutional); and,
 CD-6 (CD-6 Minato Road); as shown:



NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to Sections 464 and 466 of the *Local Government Act* a Public Hearing will be held for District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022 at the **Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C. on Tuesday, June 28, 2022, Commencing at 5:30 p.m.**

The purpose of this proposed bylaw, in general terms, is to amend Ucluelet Zoning Bylaw No.1160, 2013 for the proposed development of 221 Minato Road – Lot B, Plan VIP79908 Clayoquot District, District Lot 286 - by adding definitions for Residential Rental Tenure and Rental Multiple Family. The bylaw would add a new Comprehensive Development zone “CD-6 Zone – MINATO ROAD” intended for the development of a mix of multi-family and single-family residential development with a mix of sizes, types and tenures including affordable rental, market rental, attainable ownership (under a housing agreement covenant) and market ownership homes. The property at 221 Minato Road would be designated under the new CD-6 zone for a proposed housing development with up to 212 housing units (with no vacation rental uses).



Anyone who believes this bylaw will affect their interests may make a written submission and/or will be given an opportunity to be heard at the Public Hearing as follows:

Participate by Written Submission: All Written submissions must include your name and street address. Any submissions dropped-off or mailed to the District office, must be received before the start of the Public Hearing. Submissions sent by email or dropped-off at the Public Hearing may be submitted until the hearing is closed. Written submissions are considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*.

Drop-off at the District Office
200 Main Street
Ucluelet B.C.
(there is a drop-box on site)

Drop-off at the Public Hearing
Ucluelet Community Centre
500 Matterson Drive
Ucluelet B.C.

Mail
District of Ucluelet
P.O. Box 999
Ucluelet B.C.
VOR 3A0

Email
communityinput@ucluelet.ca

Attend In-Person, by Telephone or Using Zoom Online:
Attend In-person
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet B.C.

If you do plan to attend in-person, we ask that you follow all current Provincial Health guidance and protocols.

Attend by Telephone Through Zoom Webinar
One tap mobile:
• +17789072071,,89675891122#
Telephone:
• +1 778 907 2071
Webinar ID: 896 7589 1122 ID not required
International numbers available at:
<https://us02web.zoom.us/j/89675891122>

Attend Using Zoom Webinar Online URL:
<https://us02web.zoom.us/j/89675891122>

For more information about how to participate via Zoom visit <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings> or contact the Corporate Service Department at 250-726-7744 or pmason@ucluelet.ca. Public Hearings are also livestreamed on the District of Ucluelet’s YouTube Channel.

Review related materials: Copies of the proposed Bylaws and other relevant materials may be inspected online at <https://ucluelet.ca/community/district-of-ucluelet-council/documents-for-public-inspection> Paper copies are also available for inspection at the District of Ucluelet Office, 200 Main St., Ucluelet B.C. (Monday to Friday, 8:30 a.m. - 4:00 p.m., excluding statutory holidays).

Questions? Contact the District of Ucluelet Planning Department at 250-726-7744 or jtowgood@ucluelet.ca.



REPORT TO COUNCIL

Council Meeting: June 7, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 3360-RZ22-03

SUBJECT: MINATO BAY HOUSING DEVELOPMENT - 221 MINATO ROAD

REPORT NO: 22- 74

ATTACHMENT(S): APPENDIX A – LETTER FROM APPLICANT JUNE 1, 2022
APPENDIX B – DRAFT UCLUELET ZONING AMENDMENT BYLAW NO. 1312, 2022
APPENDIX C – CoW REPORT MAY 24, 2022, INCLUDING APPLICATION MATERIALS
APPENDIX D – ADDITIONAL TECHNICAL REPORTS

RECOMMENDATIONS:

THAT Council, with regard to the proposed housing development at 221 Minato Road:

1. Give first reading to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;
2. Give second reading to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;
3. Direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;
4. Indicate to the applicant and the public that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022, would be subject to registration of a Section 219 restrictive covenant on the title of the property at 221 Minato Road as outlined in Staff Report No. 22-74 to ensure, as a matter of public interest, that the land uses, infrastructure, park dedication, trail construction, housing affordability and tenancies, buildings, site works, and landscaping be developed as proposed to the community.

BACKGROUND:

This application was first introduced at the April 26, 2022, Council meeting. The applicants held a public information meeting on May 18, 2022. Council received an initial staff report with background on the property at 221 Minato Road on May 24, 2022, in a Committee-of-the-Whole meeting (see **Appendix "C"** for report including application materials). That report provides an overview of issues to consider.

After the Committee-of-the-Whole meeting and further discussion with the applicants, the Minato Bay Development Co. have provided a letter confirming their approach, requested zoning and clarifying a number of points (see **Appendix "A"**). A key clarification is that the proposed development would contain no short-term vacation rentals – rather a mix of housing types as follows:

- a) 10 affordable rental housing units for qualifying households (according to BC Housing criteria) earning a maximum of 80% median income;
- b) 88 market rental apartments for households earning between 80% and 100% median income;
- c) 67 attainable ownership houses or townhouse units for households earning up to 130% median income; and,

- d) 47 residential houses with the option of a secondary suite (no short-term rentals).

This represents 78% non-market housing in a development containing 212 residential units (plus a number of secondary suites).

Discussion

Staff have drafted a zoning amendment bylaw (see **Appendix “B”**) that would create a new Comprehensive Development CD-6 zone and designate areas of the property to this new zone.

Additional technical reports are attached in **Appendix “D”**.

The current application is for rezoning; establishing the location of land uses and densities. Additional studies, design work and legal commitments will be necessary prior to development permits, subdivision, building permits and construction of infrastructure or buildings. To ensure that the features presented to the community for the rezoning are carried through during the following stages, staff recommend a restrictive covenant be required as a condition of any zoning approval (see discussion below). Note staff have inserted percentages for unit sizes for the rental units (40% 1-bed, 40% 2-bed and 20% 3-bed) as a starting point for discussion. The mix acceptable to Council should be spelled out on the covenant.

It usually takes creative project financing to construct a high proportion of non-market housing. Obtaining zoning approval would be an important step for the applicants to seriously discuss financing for the non-market components of the housing development with the Canadian Mortgage and Housing Corporation and BC Housing.

This is a significant housing proposal for Ucluelet. Staff are recommending that Council consider giving first readings to the rezoning bylaw and send it to a public hearing to receive input from the community.

Restrictive Covenant:

Final adoption of zoning amendment bylaw would be subject to a restrictive covenant under S.219 of the *Land Title Act* being registered on the title of the property at 221 Minato Road to restrict the use of the property until conditions are met arising from the public discussion of the proposed development and rezoning.

The covenant would ensure that no subdivision, development, issuance of development permits, building permits or occupancy permits would occur unless the Owner provides the following:

- 1) Prior to December 31, 2022:
 - a) The owner registers a plan with the Land Title and Survey Authority (LTSA) dedicating the following portion of the Lands totaling approximately 35,848.5m² area (as shown labelled P-1 on the CD-6 Zone Plan in Bylaw No. 1312) to the District:
 - i) The following areas dedicated as Park:
 - (1) An area extending 30m inland from the natural boundary of the sea and the watercourse located in the southwest corner of the Lands;
 - (2) An area extending 10m on either side of the identified watercourse running through the approximate centre of the Lands;
 - ii) The following areas dedicated as Road:

- (1) A 10m strip parallel to the east boundary of the Lands for widening of the Minato Road public road right-of-way and extension to the shore of Olsen Bay.
- 2) Prior to submission of Development Permit and/or Subdivision applications, the Owner is to provide:
 - a) archaeological assessment of the site and the proposed development with recommendations for any mitigation measures, design changes and/or permitting requirements to protect archaeological and cultural resources;
 - b) assessment by a Qualified Environmental Professional (QEP) of the ecological resources of the Lands and surrounding ecosystem, with recommendations for how the proposed development can avoid and/or mitigate impacts on terrestrial and marine ecosystems or enhance the existing ecological function of the site;
 - c) grading and rainwater management plans for the proposed development of the Lands (incorporating the recommendations of the QEP and landscape plans for the proposed development);
 - d) engineering analysis and design for safe vehicular and pedestrian access to the proposed residential development on the Lands in a location and configuration to the satisfaction of both the District and BC Ministry of Transportation and Infrastructure;
 - e) engineering analysis and design of off-site works and services required to ensure that District infrastructure will accommodate the impact of the proposed development on the Lands, including water, sanitary, roads and pathways;
 - f) proposed phasing and servicing plans, identifying thresholds for when infrastructure upgrades (including road access, water, sewer, etc.) would be necessary before additional housing units are constructed;
 - g) proposed layout and approach to subdivision (including all proposed elements of fee-simple, bare land strata, or building stratas) identifying proposed property boundaries and the location and extent of public and private infrastructure, facilities, roads, pathways, parks, open space, etc.;
 - h) more detailed plans for proposed road and open space design including plans for public / shared recreation and play infrastructure;
 - i) description of proposed green building measures including electrical vehicle charging at all units;
 - j) engineering analysis of all aspects of the proposed development on the Lands located in areas identified as subject to tsunami flood hazard, according to District of Ucluelet Tsunami Risk Tolerance Interim Policy 8-5280-1;
 - k) a proposed plan for construction (and phasing if appropriate) at the Owner's cost for gravel-surfaced pedestrian trails in the approximate alignment shown on the Development Plan, and:
 - i) constructed to the Ucluelet Wild Pacific Trail construction standards;
 - ii) following specific site-determined alignment to the satisfaction of the Director of Community Planning to achieve the following:
 - (1) minimize impact on the natural environment;
 - (2) specifically, minimize possibility of pedestrian encroachment into the salt marsh and intertidal areas of Olsen Bay;
 - (3) minimize tree removal;
 - (4) maximize the experience by trail users; and,
 - (5) fit the character of the municipal trail network;

- iii) including stairs, bridges, boardwalks, ramps, railings and other similar trail structures as reasonably necessary to achieve the above; and,
- iv) including archaeological and environmental assessment and oversight as necessary during construction.

3) Prior to subdivision or development, register a restrictive covenant and S. 483 LGA housing agreements on the title of the Lands identifying specific development areas of the Lands and registering against title:

- Affordable rental housing agreements;
- Rental only housing agreements; and,
- Attainable ownership housing agreements,

to achieve the following affordable and attainable housing commitments by the Owners:

- a) A minimum of 10 affordable rental housing units for Qualifying Households earning a maximum of 80% median income: (4) 1-bed, (4) 2-bed and (2) 3-bed;
- b) A minimum of 88 rental apartments for Qualifying Households earning between 80% and 100% median income: 40% 1-bed, 40% 2-bed and 20% 3-bed ;
- c) A minimum of 67 attainable ownership house or townhouse units for Qualifying Households earning up to 130% median income, with a mix of unit sizes;

and specifying, to the satisfaction of the District, the timing and phasing to ensure construction and occupancy of Affordable and Attainable units is reasonably proportionate to the subdivision of lots and/or issuance of building permits for other housing on the Lands. It is expected that affordable and attainable rental units will comprise the majority of the first phase of construction.

If the application is moved forward by Council, staff would request the municipal solicitors to draft the details of the restrictive covenant.

DCC's:

The applicant requests that the value of park land being dedicated be deducted from park Development Cost Charges (DCC's) paid by the development. This is not something that can simply be done as proposed. Also note that the dedication of the proposed park land is already committed prior to subdivision by the restrictive covenant on title - registered by the previous owners as part of their prior campground zoning approval.

The offer to construct the proposed trails represents a substantial public amenity, and is an opportunity to create a significant addition to the municipal trail network. Staff note that DCC's normally collected at the subdivision and building permit stages would not be collected in cases where construction of public infrastructure and facilities by the Owners, including water, sewer and trails, can be demonstrated as overlapping anticipated works within the capital infrastructure program for *Development Cost Charge Bylaw No. 738, 1996*, as amended by *Development Cost Charge Amendment Bylaw No. 1056, 2007*. It appears that this would apply to the proposed trail construction on the 221 Minato Road site, and would lower the overall project costs for the developer.

Density and housing:

Questions for the community are whether this is the right type of housing, whether it is too much and whether this is the right location. The Minato Bay proposal is for 212 dwelling units in a dense neighbourhood cluster, with a significant park dedication surrounding the shoreline of Olsen Bay. This new neighbourhood would represent 6 years’ of growth at the pace anticipated in the Official Community Plan. The development is not proposed to be constructed all at once, rather it would be phased over a number of years. The analysis leading to the Low(ish) growth scenario in the OCP anticipated the development of approximately 70 units on this site.

That said, a large portion of this site was logged by the previous owners (without the necessary permits); the new owners are proposing a clustered development on a previously-impacted site. This arguably would have far less impact than constructing 200 homes at lower densities or in areas that would result in clearing of more forest.

The proponents have responded to the District’s housing policy by exceeding the 75% non-market housing target for major development proposals. The overall density the Minato Bay owners are seeking is integral to their proposal to construct a mix of types (and tenures) of housing needed by the community. If approved, the District could arguably be quite selective when reviewing other future developments, with the bar set this high.

ANALYSIS OF OPTIONS

A	That Council give first and second readings to Bylaw No. 1312, 2022, and refer it to a public hearing.	<u>Pros</u>	<ul style="list-style-type: none"> • Would move forward to a public hearing to gather public input. • Would place to rezoning bylaw on a path where it could be approved during this Council term. • Could provide a speedy answer for the proponent on whether there is community support for the project, to enable timely discussions with BCV Housing and CMHC. • Could result in the development of a significant supply of long-term attainable housing for Ucluelet residents.
		<u>Cons</u>	<ul style="list-style-type: none"> • Some details would need to follow at later stages of the process. • Represents a significant amount of the growth (approx. 6 years’ worth); could be perceived as accelerating growth in the community.
		<u>Implications</u>	<ul style="list-style-type: none"> • Would allow the application to proceed to a public hearing. • May facilitate the development of a significant supply of non-market rental and ownership housing.
B	That Council refer the matter back to the applicant to clarify or provide more detail on aspects of the application.	<u>Pros</u>	<ul style="list-style-type: none"> • More information that Council deems appropriate may be beneficial to informed comment by the public and decisions by Council.
		<u>Cons</u>	<ul style="list-style-type: none"> • Unknown at this time.
		<u>Implications</u>	<ul style="list-style-type: none"> • The application will be delayed. • Approval of the bylaw would likely not be within this Council term.
		<u>Suggested Motion</u>	<i>“ That Council suggest that the applicant provide more details on (insert)”</i>

C	That Council modify the draft zoning bylaw by stating which elements are to be changed.	<u>Pros</u>	<ul style="list-style-type: none"> A modification to the zoning bylaw that Council deems appropriate may be beneficial to the application.
		<u>Cons</u>	<ul style="list-style-type: none"> Unknown at this time.
		<u>Implications</u>	<ul style="list-style-type: none"> The application may be delayed.
		<u>Suggested Motion</u>	<i>"That Council direct staff to modify the draft District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022, to (state desired outcome of amendments), for further consideration at a future meeting."</i>

NEXT STEPS

Work remains to be done to flush out a number of details through the Development Permit and Subdivision stage. Perhaps most significantly, proving that the housing can be built to safely mitigate risk from tsunami is an engineering hurdle that the proponents will need to clear. That work, plus road access and infrastructure design, may result in requested changes to the layout of the development. If the zoning were approved then it will be important to ensure that the key details still meet community expectations as the project is refined - secured by restrictive covenant as discussed above.

If given first and second reading and referred to a public hearing, staff would complete the required statutory notification for Bylaw No. 1312 to be the subject of a hearing tentatively set for June 28, 2022.

Respectfully submitted: **Bruce Greig, Director of Community Planning**
 John Towgood, Municipal Planner
 Duane Lawrence, Chief Administrative Officer



MINATO BAY

To: District of Ucluelet
From: Minato Bay Development Co.
Re: 221 Minato Rd rezoning
Attn: Mayor and Council
CC: Bruce Greige, John Towgood, Jon Mara, Christopher Bozman

June 01 2022

This letter is to be part of the rezoning package for the proposed development located at 221 Minato Rd in Ucluelet, British Columbia. The intention of this letter is to provide clarity on several topics so that Minato Bay Development Co (MBDC) and District of Ucluelet (DOU) Staff can continue to move forward on finalizing the details of each of these topics.

MBDC is proposing to give the DOU a significant amount of land totalling approximately 8 acres for the purpose of park dedication and extension of the Wild Pacific Trail. We are committed to finalizing this transfer of land to the DOU by December 31st 2022. MBDC requests that the assessed value of this land as of September 30th 2022 be credited against any future Park DCC fees that would be attached to any and all future development at 221 Minato Rd. and or future addresses that are contained on what is now 221 Minato Rd. In addition to providing the land, MBDC will work with the DOU and the Ucluelet Trails Society to either contribute to the construction of the trail's extension through this land, or construct the extension on behalf of the Ucluelet Trails Society.

MBDC will expand on its existing traffic study and analysis of the intersection of Minato Rd and Peninsula Rd. We will continue to work with district staff, and Ministry of Transportation and Infrastructure to come up with an acceptable solution for site access to the property.

MBDC will work with a civil engineering consultant and the DOU Engineering department to analyze, design, upgrade and/or construct the required offsite civil servicing of the project. It is understood that the DOU currently has sufficient water capacity for the project to connect approximately at the existing intersection of Minato Rd and Peninsula Rd. It is known and understood that a significant upgrade is required to the sanitary lift stations down stream of the project site. MBDC will provide engineering, and construction of the required lift stations down stream of the project. As this is a significant cost to the project that will benefit other developments in the future, we will seek to have a latecomer's fee agreement in place to aid in recovering some of these costs. At this time, it is understood that the pipe work connecting 221 Minato and the wastewater treatment plant does not require any upgrades. As more detailed engineering and analysis of the civil services is completed, should it become known that upgrading the pipe work is required, MBDC and the DOU will need to reevaluate the cost of that work, as it would not be feasible for the project to carry those cost while providing non-market housing. Once more detailed engineering and analysis of the offsite services is completed MBDC will work with the DOU to provide an offsite servicing phasing schedule as part of the servicing agreement.

MBDC understands that prior to the construction of any development within the defined Tsunami Flood Risk zones, engineering work will be required to satisfy the DOUs Tsunami Flood Risk policies.

MBDC will provide archaeological and environmental review as part of the development permitting for the project.

MBDC acknowledges that all legal and survey costs associated with the rezoning of the project will be covered by MBDC.

Proposed Housing:

- 10 BC Housing defined affordable rental units - Target tenants are 80% or less of mean annual income earners already within the community
- 88 Rental apartments – Target tenants are 80%-100% mean annual income earners, already within the community.
- 67 Attainable homes – Target buyers are 130% or less mean annual income earners looking for first time home purchase, or 80% or less mean annual earners who are existing home owners that are looking to move to a new housing unit. This demographic may already reside in the community, or be looking to move to the community. For these units to meet the monthly attainable cost metrics laid out in the Ucluelet housing needs assessment report, MBDC will require assistance from programs provided by groups such as BC Housing, Canadian Mortgage Housing Corporation and/or private market programs.
- 47 Market homes with the option of the units having long term secondary rental suites, where achievable Single family homes are targeted at owners of existing homes looking to move within the community or move to the community.

The anticipated design of the project provides 78% of the housing units deemed to be non-market housing, exceeding the recommendation in the Housing needs assessment report by 3%. MBDC is committing to working with DOU staff to formalize a covenant that would be on title to ensure that 65%-75% of the site is constructed to be non-market housing. One significant change from the proposal reviewed with Council previously is that we are no longer looking for any Vacation Rental zoning.

On behalf of Minato Bay Development Co., we would like to thank the District of Ucluelet Staff and Council for the work that has been put into this project to date, and we look forward to continuing to work with Staff and Council on this project as it proceeds.

Sincerely,



Christopher Bozman
Minato Bay Development Co. Project Manager.



Jon Mara,
Minato Bay Development Co. President.

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1312, 2022

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

(Zoning amendments for the proposed development of 221 Minato Road – Lot B, Plan VIP79908 Clayoquot District, District Lot 286).

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

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

1. Text Amendment:

The District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By adding within Division 100 – Enactment and Interpretation, Section 103 definitions, such that a new definitions are added in alphabetical order reading as follows:

“**Residential Rental Tenure**” means the occupation of a *dwelling unit* for *residential* purposes under a tenancy agreement according to the *Residential Tenancy Act* for a period of at least 4 months, and excludes occupation of a dwelling by the owner.

“**Rental Multiple Family**” means a *building*, or a group of *buildings* on the same *lot*, each containing three or more *dwelling units* for *residential* use only under a long-term *residential rental tenure*.

- B. By adding a new Comprehensive Development zone, to Schedule B – The Zones that directly follows CD-5 Zone – FORMER WEYCO FOREST LANDS such that the new section reads as follows:

“CD-6 Zone – MINATO ROAD

This Zone is intended for the development of a mix of multi-family and single-family residential development providing for a mix of sizes, types and tenures including affordable rental, market rental, attainable ownership (under a housing agreement covenant) and market ownership homes.

CD-6 Zone Plan (Development Areas):



CD-6.1 Permitted Uses

The following uses are permitted within the corresponding Development Areas shown in the CD-6 Zone Plan, but *secondary permitted uses* are only permitted in conjunction with a *principal permitted use*:

Development Area	Principal Use	Building Form	Secondary Uses
A	Rental Multiple Family	apartment	
			home occupation
B	Multiple Family	townhouse	
			home occupation
C	Single Family or Duplex		
			home occupation
D	Single Family		
			secondary suite
			home occupation
E	Rental Multiple Family	apartment	
			home occupation
F	Single Family or Duplex		
			Multiple Family
		townhouse	home occupation
G	Single Family	house	
			secondary suite
			home occupation

CD-6.2 Lot Regulations

CD-6.2.1 Minimum Lot Frontage: 7.5 m (25 ft)

CD-6.3 Density:

Development Area	Principal Use	Density (max. # dwelling units)
A	Rental Multiple Family	70
B	Multiple Family	28
C	Single Family or Duplex	5
D	Single Family	19
E	Rental Multiple Family	28
F	Single Family or Duplex	22
	Multiple Family	12
G	Single Family	28

CD-6.3.1 For clarity the maximum number of principal *dwelling units* in table CD-6.3 does not count *secondary suites* in areas “D” and “G”.

CD-6.4 Maximum Size (Gross Floor Area):

Development Area	Principal Use	Maximum Gross Floor Area
A	Rental Multiple Family	average 65m ² (700ft ²)/unit
B	Multiple Family	average 84m ² (900ft ²)/unit
C	Single Family or Duplex	average 144m ² (1,550ft ²)/unit
D	Single Family	172m ² (1,850ft ²)/unit
E	Rental Multiple Family	average 65m ² (700ft ²)/unit
F	Single Family or Duplex	average 144m ² (1,550ft ²)/unit
	Multiple Family	average 84m ² (900ft ²)/unit
G	Single Family	172m ² (1,850ft ²)/unit

CD-6.5 Maximum Size of Accessory Buildings:

CD-6.5.1 on *lots* containing a *Single Family* or *Duplex* dwelling: 30 m² (323 ft²) combined total.

CD-6.5.2 on *lots* containing *Multiple Family* or *Rental Multiple Family* buildings: 50m² (538 ft²) combined total.

CD-6.6 Maximum Height:

Development Area	Principal Use	Max. Height	
		principal	accessory
A	Rental Multiple Family	11m	5.5m
B	Multiple Family	11m	5.5m
C	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
D	Single Family	8.5m	5.5m
E	Rental Multiple Family	11m	5.5m
F	Single Family	8.5m	5.5m
	Duplex	8.5m	5.5m
	Multiple Family	11m	5.5m
G	Single Family	8.5m	5.5m

CD-6.7 Minimum Setbacks:

CD-6.7.1 The following minimum setbacks apply, as measured from the *front lot line*, *rear lot line* and *side lot lines(s)*, respectively:

Development Area	Principal Use	Setbacks			
		front	rear	side interior	side exterior
A	Rental Multiple Family	7.5m	6m	5m	5m
B	Multiple Family	7.5m	6m	5m	5m
C	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
D	Single Family	7.5m	6m	1.5m	5m
E	Rental Multiple Family	7.5m	6m	5m	5m
F	Single Family	7.5m	6m	1.5m	5m
	Duplex	7.5m	6m	0m (one side)	5m
	Multiple Family	7.5m	6m	5m	5m
G	Single Family	7.5m	6m	1.5m	5m

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of areas of Lot B, District Lot 286, Clayoquot District, Plan VIP79908 (221 Minato Road: PID 026-487-764), from “GH: Guest House” and “CG: Campground”, to areas designated as “P-1: Public Institutional” and “CD-6: Comprehensive Development 6 Zone – MINATO ROAD” as outlined in black on the map attached to this Bylaw as Appendix “A”.

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022”.

READ A FIRST TIME this day of , 2022.

READ A SECOND TIME this day of , 2022.

PUBLIC HEARING held this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022.”

Mayco Noël
Mayor

Corporate Officer

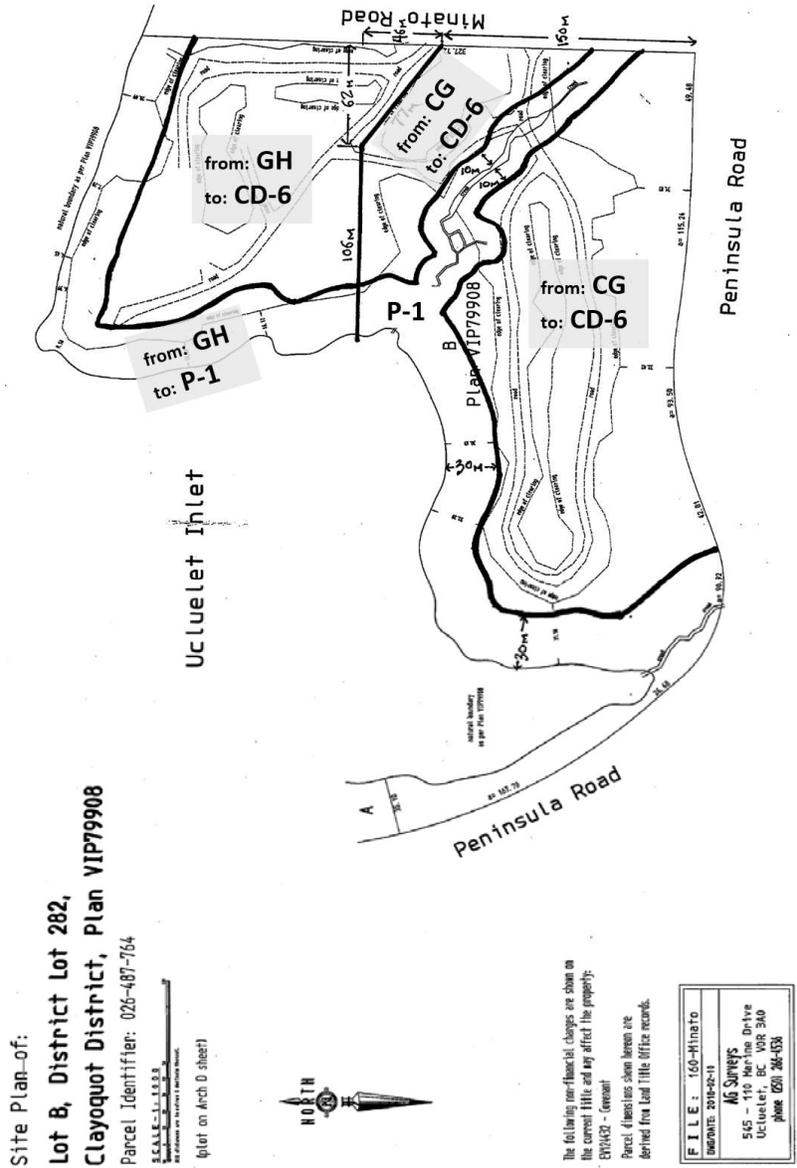
THE CORPORATE SEAL of the
District of Ucluelet was hereto
affixed in the presence of:

Corporate Officer

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022
 (CD-6 Zone -Minato Road)

From: GH (Guest House); and,
 CG (Campground)

To: P-1 (Public Institutional); and,
 CD-6 (CD-6 Minato Road); as shown:





REPORT TO COMMITTEE OF THE WHOLE

Council Meeting May 24, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 3360-RZ22-03

SUBJECT: PROPOSED “MINATO BAY” HOUSING DEVELOPMENT - 221 MINATO ROAD

REPORT NO: 22- 63

ATTACHMENT(S): APPENDIX A – APPLICATION MATERIALS

SUMMARY OF DESIRED OUTCOME

That the Committee of the Whole provide Staff with direction to inform the next steps for the proposed “Minato Bay” housing development at 221 Minato Road.

BACKGROUND

The property at 221 Minato Road was rezoned for Campground and Guest House uses in 2020. The new owners of the property are proposing to amend the zoning to permit a mix of housing on the site, including 70 rental housing units in the first phase (see **Appendix ‘A’**). This is a significant development proposal for Ucluelet, proposing 212 housing units over all phases (see **Figure “1”**):

PROJECT DATA

221 MINATO ROAD				March 22, 2022						
PROJECT DATA										
Site Area	ft ²	Acres	Hectares							
Total Site	1,082,977 SF	24.86	10.06							
30m Shoreline Dedication	-358,230 SF	-8.22	-3.33							
Minato Rd Dedication	-27,638 SF	-0.63	-0.26							
Buildable Site	697,109 SF	16.00	6.47							
Site Coverage	16%									
Density Pre-Dedication	21.1	Units Per Hectare								
Density Post-Dedication	32.7	Units Per Hectare								
AREA SUMMARY	AVG. SIZE	UNITS (PHASE 1)	UNITS (PHASE 2)	AREA (GROSS)	EXCLUSIONS	AREA (NET)	FAR	UNITS	ATTAINABLE	
Rental Housing	550 SF	70	28	53,900 SF		53,900 SF	0.08	98	46%	
Family Homes, Attainable	1,500 SF	5	22	40,500 SF		40,500 SF	0.06	27	13%	
Family Apartments (Stacked TH)	1,200 SF	14	6	24,000 SF		24,000 SF	0.03	20	9%	
Apartments, Attainable (Stacked TH)	600 SF	14	5	12,000 SF		12,000 SF	0.02	20	9%	
Waterfront Homes w/ nightly rental	1,850 SF	19	28	86,950 SF		86,950 SF	0.12	47		
Amenity	3,000 SF	1	1	6,000 SF	6,000 SF	0 SF				
		UNITS	UNITS	AREA (GROSS)	EXCLUSIONS	AREA (NET)	FAR	UNITS	ATTAINABLE	
TOTAL (GBA)		122	90	223,350 SF	6,000 SF	217,350 SF	0.31	212	78%	
		Phase 1	Phase 2	(20,749.9 m ²)	(557.4 m ²)	(20,192.5 m ²)				

Figure 1: project data

1 |

The owners held a public information Open House on May 18, 2022. The Committee may wish to invite the proponent to briefly introduce themselves and their approach to this development, highlight features of particular interest, summarize the feedback received at the Open House, indicate any changes they may be considering in response to that feedback and answer questions from the Committee.

KEY QUESTIONS & PROCESS

Following is a brief description of main aspects from the initial development review, and questions for the Committee to consider. Not all details are known at this time: some would be provided at later stages (e.g., during the subdivision process) and some will come from analysis that is underway. It is expected that there may be questions that the applicant will need to answer in the near future to facilitate the approvals process. This is a normal and somewhat iterative process where the developer gauges the community support and concerns, and Council seeks information to inform a decision on whether the proposal presents a net benefit to the community.

A note on process:

This development application is at an early stage. The application was introduced to Council and the public at the April 26, 2022, Regular Council meeting. Given the amount and mix of affordable and attainable housing types proposed - and the need for appropriate housing in the community - the application has been moved to a Committee-of-the-Whole (CoW) meeting in an expedited manner. Depending on the feedback from the public Open House and the discussion in the CoW meeting, staff expect that the proponent will quickly indicate a preferred direction among the following typical paths:

- i. reconsider the concept, and go back to the drawing board to make major changes to the application;
- ii. adjust or clarify aspects of the proposal and move forward with the application – seeking approval for some or all of what has been shown to date; or
- iii. continue with the application in its current form, and pursue next steps to seek community approval, adoption of bylaws, issuance of permits, etc.

Site features, prior approvals and environmental values

The property at 221 Minato Road (Lot B, Plan VIP79908 Clayoquot District, District Lot 286) is a 10 ha (25-acre) parcel located on the north side of Peninsula Road and on the west side of Minato Road, adjacent to Olsen Bay and the Ucluelet Inlet to the north.

This property had considerable environmental value prior to extensive logging and clearing by the previous owners, in late 2016. Two fish bearing streams and associated riparian areas cross the site, one of which was been impacted by the site clearing. In 2019 site restoration work began under the guidance of a Qualified Environmental Professional (QEP) after the District issued Development Permit DP19-01 for that work. The project biologist confirmed that the replanting work along the stream corridor and shoreline was completed as directed (see **Figure “2”**):

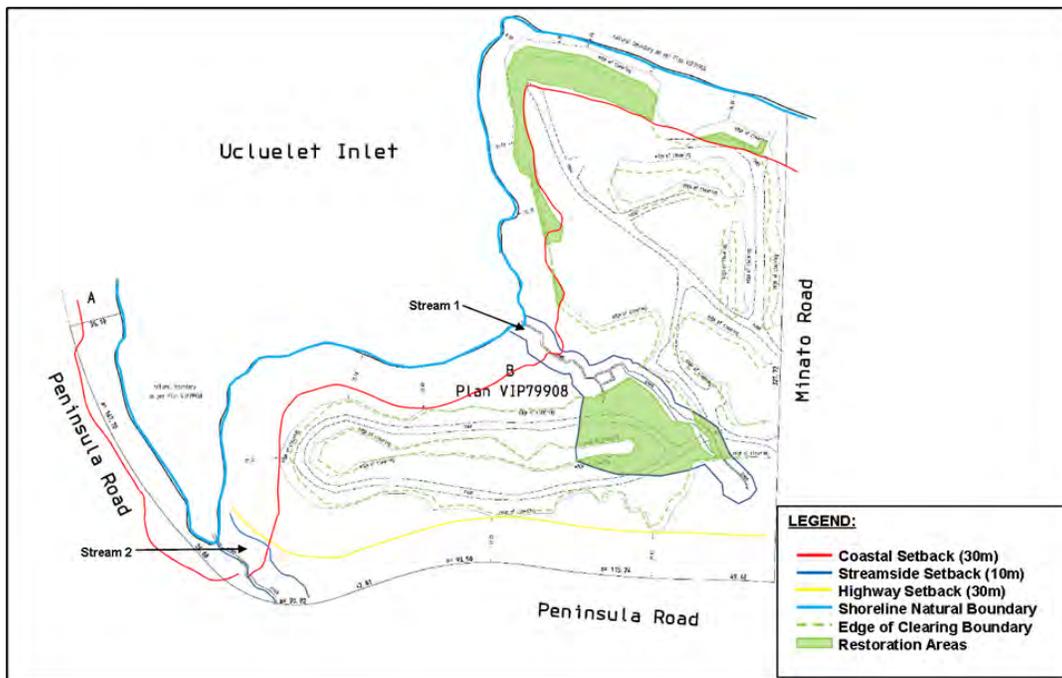


Figure 2: restoration areas (green) under DP19-01

In November of 2019, with the adoption of Zoning Amendment Bylaw No. 1244, the property was rezoned for a mix of GH – Guesthouse, CG – Campground, and P1 – Public Institutional zoning designations (see **Figure “3”**):

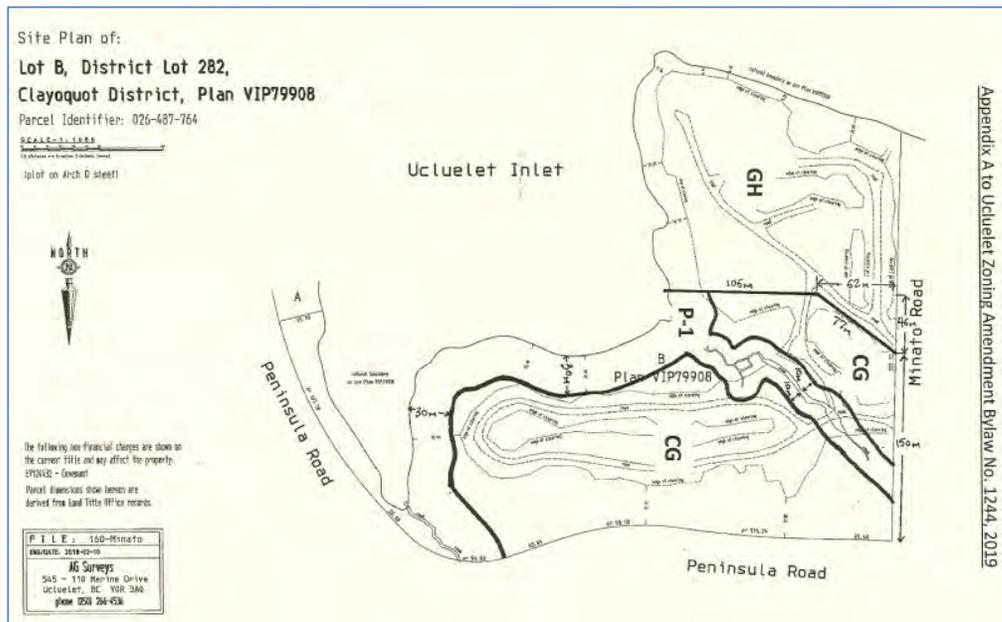


Figure 3: current Zoning designations

As part of the 2019 rezoning process, the owners offered to register a restrictive covenant on the title of the property to assure that a number of commitments would follow as the property was subdivided and developed for the proposed campground and guesthouse. These commitments include:

- Subdivision according to the approved plans;
- Dedication of park land along the stream corridor and shore of Olsen Bay next to the campground parcel (the areas zoned P-1);
- \$10,000 payment toward 2 viewing platforms;
- \$50,000 payment toward the stream corridor pedestrian trail;
- A further covenant to be registered on the guesthouse parcel ensuring:
 - a. Protection of the green space along the shoreline of Olsen Bay; and,
 - b. Prohibiting any further subdivision unless the 30m shoreline green space bordering Olsen Bay is dedicated as public park and the owner provides 100% of the cost of constructing a public trail along the shoreline green space.

“Minato Bay” proposal:

Ownership of the property subsequently changed. The new owners are applying to rezone the property for a mix of vacation rental, single-family residential and multi-family housing, including

“attainable” and “affordable” ownership, market rental and affordable rental units. The proposal indicates that 78% of the units will be attainable or affordable. The proposal includes all of the park and road right-of-way dedications anticipated in the previous rezoning (and covenant registered on the property title).

Housing:

The Ucluelet OCP includes the following policy **Policy 3.134:**

“Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments. As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.”

The Minato Bay development proposes to create 84% housing in the first phase and 78% overall that is “attainable” – this includes market rental units as well as a portion of rent-restricted affordable rental units. The 70 rental housing units shown in the first phase represent 57% of the phase 1 units.

There are a variety of ways to define what is “affordable” (affordable for whom?) and “attainable”.

In Canada, “affordable” often defaults to the CMHC definition of a household earning 80% median income (in Ucluelet this would equate roughly \$50k annual household income), spending no more than a third of their income on housing costs. The term “attainable” is useful when considering those households which earn more than the 80% median income level but who cannot afford to buy or rent the housing which is available on the free market without spending more (sometimes significantly more) than 30% of their household budget on housing.

The following graph (**Figure “4”**) from the 2021 West Coast Housing Needs Assessment illustrates how the market price of housing has rapidly diverged from what can be afforded by most households in the community:

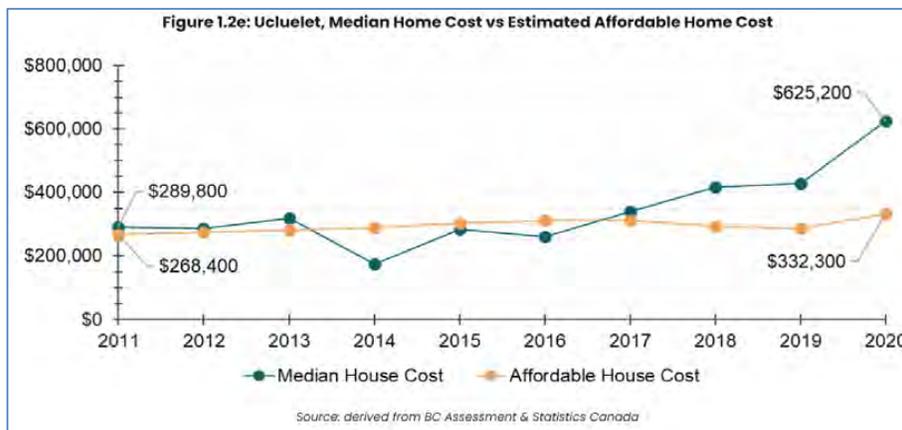


Figure 4: Ucluelet median home price vs. what is affordable to median household

The proponent defines “attainable” as *“housing that can be attained by a significant portion of the local staff and resident community in Ucluelet, now and for the life span of the community”*.

The applicants should be commended for approaching this project with a goal to create a mix of housing types, sizes and tenures. Not all of the details are yet known; the applicants have shown awareness and willingness to work with the District to define the details of the affordable and attainable housing - and the mechanisms to create and maintain the levels of affordability they are proposing.

A consideration is that the type and size of housing is no longer enough to constrain market prices to bring units into the “attainable” range. Smaller home, lots and multi-family units may have been attainable by the median household even a couple of years ago, but the recent prices of both new and used multi-family units (even in buildings where short-term rentals are not a possibility) are far beyond the purchasing power of the median Ucluelet household. The 2021 Housing Needs Assessment pointed to the need for Ucluelet to build an increasing supply of non-market housing to address the needs of the community. Units created by private developments have a role to play in this, and various mechanisms can be used to ensure that the affordability and attainability carries through. Again, not all the details are in hand, but the current proposal is – at this point – heading down the right path. A few points to consider:

- o additional supply of market rental units (not short-term rentals: long term leases to residential tenants) is a positive contribution to the housing supply in Ucluelet;
- o restrictions on sale price or rental rates can be achieved by covenants and housing agreements;
- o since the provision of affordable and attainable housing will factor into the rezoning decision, the details of any housing agreements and covenants will need to be flushed out ahead of a public hearing on any rezoning bylaw;
- o rent-restricted or price-restricted units, and their covenants, need to be overseen by a third party in the role of “housing authority”. That function does not currently exist in Ucluelet but is needed, particularly if we see more developments coming forward proposing a mix of market and non-market housing types. The housing authority role can be accomplished in different ways; options and recommendations will be the subject of a separate report to Council in the very near future.

Growth and Density

The "Low(ish) Growth Scenario" in the Ucluelet OCP projected the development of 1140 new residential units and 335 new tourist accommodation units over the next 30 years. The development currently proposed for the subject property shows a total of 212 units: 165 housing and 47 tourist accommodation in waterfront houses. This equates to 14% of the total development projected under the growth scenario shown on Map 9 of the OCP.

The Minato Bay proposal is a large development for Ucluelet. If 212 units are approved for this site, the community should be satisfied that the mix of housing hits the right balance to create a net benefit for the town.

The pace and amount of new development is influenced by the sum of many individual decisions. The community lacks affordable rental and ownership housing options. Simply building more housing will not solve the problem, without ensuring that the unit mix is delivering the right types of housing - including enough non-market housing - to do its share of meeting the needs of Ucluelet residents. Doing otherwise would simply fuel growth to accommodate more visitors, second home owners and future residents.

Financing the construction of new infrastructure and less profitable (i.e., more affordable) housing units is balanced by the sale of premium units at the highest price the market will bear. The application proposes that 47 waterfront homes be zoned to allow for whole-house nightly vacation rental. These would be premium investment properties; those units would not function as housing serving the community, rather they would be a form of commercial tourist accommodation and an investment product. If this land use is supported in the zoning, it would be important that the developers and the municipality put adequate mechanisms in place to ensure that the other 78% of the units are truly affordable to a range of Ucluelet resident households.

Short-term vacation rentals (STR's) within standalone single family "homes" is potentially a lucrative commercial investment. The 47 waterfront units proposed for this use should not be confused with homes – although constructed to look like a house and taxed as if it were a residence, these units command prices that reflect their investment potential, and have different impacts on the community as a form of commercial accommodation. The "AirBnB" house also does not bring with it the other investment, infrastructure and jobs that an equivalent hotel suite would carry. Approving a portion of standalone short-term rental houses in the requested zoning should only be done as part of a clear and careful balance between all aspect of the proposed development.

Access & Circulation

The preliminary plans submitted for the proposed Minato Bay development show the access to be two internal loop roads accessed from the Peninsula Highway from the existing intersection at Minato Road. The applicants have provided a traffic study to support this approach, which identified the need for some improvements on the highway to enable safe queuing and turning movements.

Staff review of the proposal has identified that for improved sight lines and the long-term planning for growth in the community, the primary access to the development should be considered approximately 220m to the west. The OCP long-range land use plan anticipates a future intersection in this location at the top of the rise, where visibility is improved and a future road would extend to the south (see **Figure "5"**). This alignment would provide better visibility for vehicles and for a pedestrian crossing to the multi-use path running parallel to the highway:

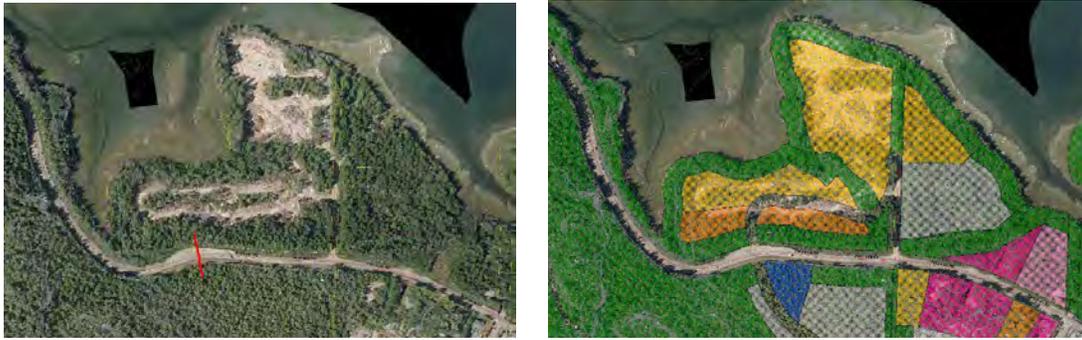


Figure 5: Approximate alignment of future intersection (left) and OCP overlay (right)

In this configuration, the current Minato Road entrance could remain as a right-in access from the westbound lane of Peninsula Road. The through-connection from the new intersection to the current Minato Road would also provide two points of access for emergency purposes. Engineering design has not been completed for the road access, nor has the Ministry of Transportation and Infrastructure approved any changes to the highway at this point; that more detailed work would be required as part of the subdivision approval stage. The applicants have begun the work at this earlier stage to understand the District’s requirements and the associated costs. The cost of constructing any road improvement works, including pedestrian pathways and crossings, would be borne by the developer.

The park dedication and trail construction anticipated by the previous campground proposal has been included in the current Minato Bay proposal. New footpaths would also connect through the site, providing residents of the new neighbourhood connections to the shared open space and amenities proposed by the developers. A new public trail following the shoreline and stream corridor would provide connection to the Wild Pacific Trail (WPT) at the Ancient Cedars trailhead. These new trail connections are key parts of connecting the Wild Pacific Trail to the Safe Harbour Trail on the inlet, providing an opportunity to experience the salt marsh and waters of Olsen Bay and ultimately connecting the WPT to the centre of town. The trail connection through this site would enable parking on the Minato Road end to serve the WPT – preferable to the highway shoulder parking which occurs at the Ancient Cedars.

Servicing

Analysis of the water and sewer servicing requirements has been initiated. Water servicing appears to be feasible, however - depending on building sizes - additional analysis will be required to determine whether the available fire flow is adequate or if offsite improvements would be necessary.

The analysis of sewer system capacity indicates that upgrades to three pump stations may be required (Peninsula, Hemlock and Fraser) to handle the additional flows generated by the proposed development.

The cost of offsite infrastructure upgrades necessary to serve the proposed development would be the responsibility of the developer. Understanding the total costs will be necessary for the proponent, as they weigh the total construction costs, mix of uses and the degree to which community amenities – such as more affordable forms of housing – fit within their development plans. Engineering and constructing the onsite and offsite infrastructure is required as part of the

subdivision process. A degree of engineering is required at this early stage for the developer to understand the servicing costs.

Tsunami risk

The Ucluelet Flood Hazard Mapping included mapping of lands subject to tsunami flood hazard, as shown in OCP map 5 (see excerpt showing the subject property in **Figure “6”**):



Figure 6: excerpt from OCP Map 5 showing tsunami flood hazard

Further site-specific analysis by Ebbwater Consulting identified that the tsunami Flood Construction Reference Plane for the site is at an elevation of 9.6m; the majority of the proposed housing development is located on lands below this elevation. Only the rental buildings in the first phase are located outside the mapped tsunami flood hazard. In response to the tsunami risk the developer shows a combination of regrading by adding fill material and building foundations atop pilings within the tsunami hazard areas. Further engineering work is necessary to determine the combination of structural foundation and geotechnical works that would be required to certify that the buildings and their occupant would be kept safe from tsunami risk – an engineered approach made possible by the recently adopted Tsunami Risk Tolerance Interim Policy #8-5280-1.

Measures for mitigating tsunami risks may also include risk management strategies such as warning systems and multiple evacuation routes. The roads and pathways discussed above may play a part in this. As a result of the more detailed engineering analysis for mitigating tsunami risks the proponents may choose to employ structural measures, adjust the siting of buildings, or both.

Whether the proposed rezoning were adopted or not, addressing the tsunami risk must be satisfied prior to subdivision approval. The Committee may wish to consider to what degree adding uses and densities to the zoning designation of the property is appropriate before the practical application of tsunami mitigation strategies are known in detail. The development is proposed to be built in phases over what may be a ten-year time span. A phased approach to development approvals may be worth considering given the evolving understanding of the tsunami risks and possible responses.

Questions for discussion:

The following areas are suggested as a starting point for discussion of community impact and how the proposed development fits within current District plans, policies, and infrastructure:

1. Number of units and density
2. Affordability
3. Access and circulation
4. Community benefit
5. Development approvals and phasing
6. Tsunami flood risk
7. Any changes that Council considers necessary at this point?

Next steps:

As noted above, the next steps will be determined in part by the feedback the applicant receives from the public and Council. The Committee may wish to indicate to the applicant and staff if there is a strong preference for how the application proceeds – essentially whether some or all of the development is ready for staff to draft zoning amendments for Council to consider at an upcoming meeting.

Respectfully submitted:

BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING
DUANE LAWRENCE, CAO

Development Application

District of Ucluelet

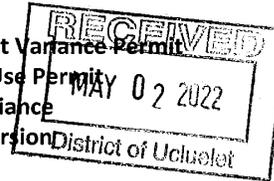
Planning Department
200 Main Street, Ucluelet, BC
VOR 3A0, P.O. Box 999
tel 250-726-4770 fax 250 726 7335

Type of Application

An application is submitted for one or more of the following:

- Official Community Plan Amendment
- Zoning Bylaw Amendment
- Development Permit (no variances)
- Development Permit (with variances)
- Development Permit Amendment

- Development Variance Permit
- Temporary Use Permit
- Board of Variance
- Strata Conversion
- Subdivision



Description of Property

Civic Address (es): 221 Minato Rd

Legal Description: Lot B Plan 79908 Block _____ Section _____ DL 286,471,472.1

Applicant Information

Notice of Disclosure to Applicant(s): The following contact information will be available to the public and may be posted on the Districts' website to allow interested parties to contact you about this application.

Applicant name: Chris Bozman Company name: Minato Development Co.
Mailing address: Po Box 221 Ucluelet BC Postal Code: VOR0A5
Tel : 604 848 4040 Cell : _____
Email : chris@bozman.ca Fax : _____

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant Signature: Christopher Bozman Date: _____

Registered Owner(s)

List all registered owners. For strata properties, provide accompanying authorization from all strata owners (not just strata corp.). If the owner is an incorporated company/society, attach a current corporate/society search or "notice of directors".

Registered Owner (s) name: Minato Development Co
Mailing address: Po Box 221 Ucluelet BC Postal Code: VOR0A5
Tel : 604 848 4040 Cell : _____
Email : chris@bozman.ca Fax : _____

Freedom of Information and Protection of Privacy Act (FOIPPA): Personal information is collected, used and disclosed under the authority of the Local Government Act, and section 26 (c) of the FOIPPA. The information will be used for the purpose of processing this application.

Owner Signature: Christopher Bozman Date: _____

Office Use Only:

Folio No.: 196 036	File No.: RZ-22-03	Date: May 2 2022	Receipt No.:	Fee: 7,700
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Schedule A, Bylaw 1164, 2015

June 2015



SITE PLAN

221 Minato Road

UCLUELET, BRITISH COLUMBIA.

Revised Rezoning Application

ISSUED FOR REZONING
MARCH 22, 2022



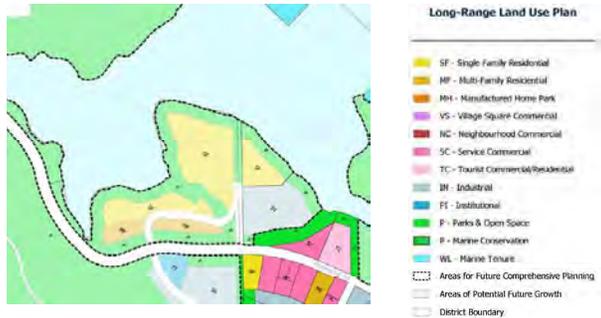
OCP AND CONTEXT

UCLUELET'S 2020 OCP

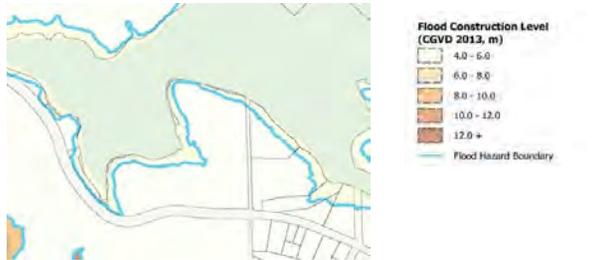
This site will be subject to these development permit areas:

- Multi-Family, Commercial & Mixed-Use (DPA IV)
- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

OCP LAND USE SUGGESTS SINGLE FAMILY AND MULTIFAMILY ON THE SITE.



FLOOD CONSTRUCTION LEVEL ONLY OCCURS IN 30M SHORELINE SETBACK



LETTER OF INTENT

Minato Bay aims to create a sustainable neighborhood that allows nature and residents to flourish, by creating homes that connect people with nature. Our 24.8-acre site located at 221 Minato Rd in Ucluelet is a master planned community of attainable rental, and market rental modular units as well as attainable single family detached, duplex and townhomes.

Throughout the property we have integrated connectivity to the Wild Pacific Trail, outdoor common spaces including play areas, communal gardening plots and significant unaltered green space. In addition to the common green spaces we are also proposing to provide two covered open air gathering structures to give the community safe accessible locations to connect with each other and nature.

We understand that we're changing not only the landscape of Minato Bay but Ucluelet as a whole. The gravity of those changes are not lost on us; at our core we believe this project must stand the test of time. It is being designed and built with a 100 year focus to ensure that it becomes a long term community asset not only for those who will make it home, but for the larger West Coast community. Our team is excited to continue to work with the District of Ucluelet, and its residents to ensure that this project is a success for all.



PROJECT DATA

221 MINATO ROAD				March 22, 2022					
PROJECT DATA									
Site Area	ft2	Acres	Hectares						
Total Site	1,082,977 SF	24.86	10.06						
30m Shoreline Dedication	-358,230 SF	-8.22	-3.33						
Minato Rd Dedication	-27,638 SF	-0.63	-0.26						
Buildable Site	697,109 SF	16.00	6.47						
Site Coverage	16%								
Density Pre-Dedication	21.1	Units Per Hectare							
Density Post-Dedication	32.7	Units Per Hectare							
AREA SUMMARY	AVG. SIZE	UNITS (PHASE 1)	UNITS (PHASE 2)	AREA (GROSS)	EXCLUSIONS	AREA (NET)	FAR	UNITS	ATTAINABLE
Rental Housing	550 SF	70	28	53,900 SF		53,900 SF	0.08	98	46%
Family Homes, Attainable	1,500 SF	5	22	40,500 SF		40,500 SF	0.06	27	13%
Family Apartments (Stacked TH)	1,200 SF	14	6	24,000 SF		24,000 SF	0.03	20	9%
Apartments, Attainable (Stacked TH)	600 SF	14	6	12,000 SF		12,000 SF	0.02	20	9%
Waterfront Homes w/ nightly rental	1,850 SF	19	28	86,950 SF		86,950 SF	0.12	47	-
Amenity	3,000 SF	1	1	6,000 SF	6,000 SF	0 SF			
		UNITS	UNITS	AREA (GROSS)	EXCLUSIONS	AREA (NET)	FAR	UNITS	ATTAINABLE
TOTAL (GBA)		122	90	223,350 SF	6,000 SF	217,350 SF	0.31	212	78%
		Phase 1	Phase 2	(20,749.9 m ²)	(557.4 m ²)	(20,192.5 m ²)			



ATTAINABLE HOMES

At its core Minato Bay wants to see community grow and we know that this can not be achieved if the project is not designed to connect with the existing community in Ucluelet and throughout the West Coast. Our proposed design will create housing formats across the housing continuum that will allow for individuals, families and the community at large to continue to grow and prosper. Our vision is to provide a pathway that could potentially give the options of traveling the housing continuum from affordable rental all the way through to water front home ownership.

We define attainable housing as housing that services now and for the life span of the community. Knowing that stable long term rental housing is urgently needed within the community we are proposing 98 units of long-term rental housing within the project. This amounts to 46% of the proposed units being designated rental. During the first phase of the project we would look to construct approximately 70 units rental housing. We look forward to working with the District of Ucluelet staff and Council on determining an appropriate formula to achieve a number of units that will meet the BC Housing guidelines for affordable rental rates.

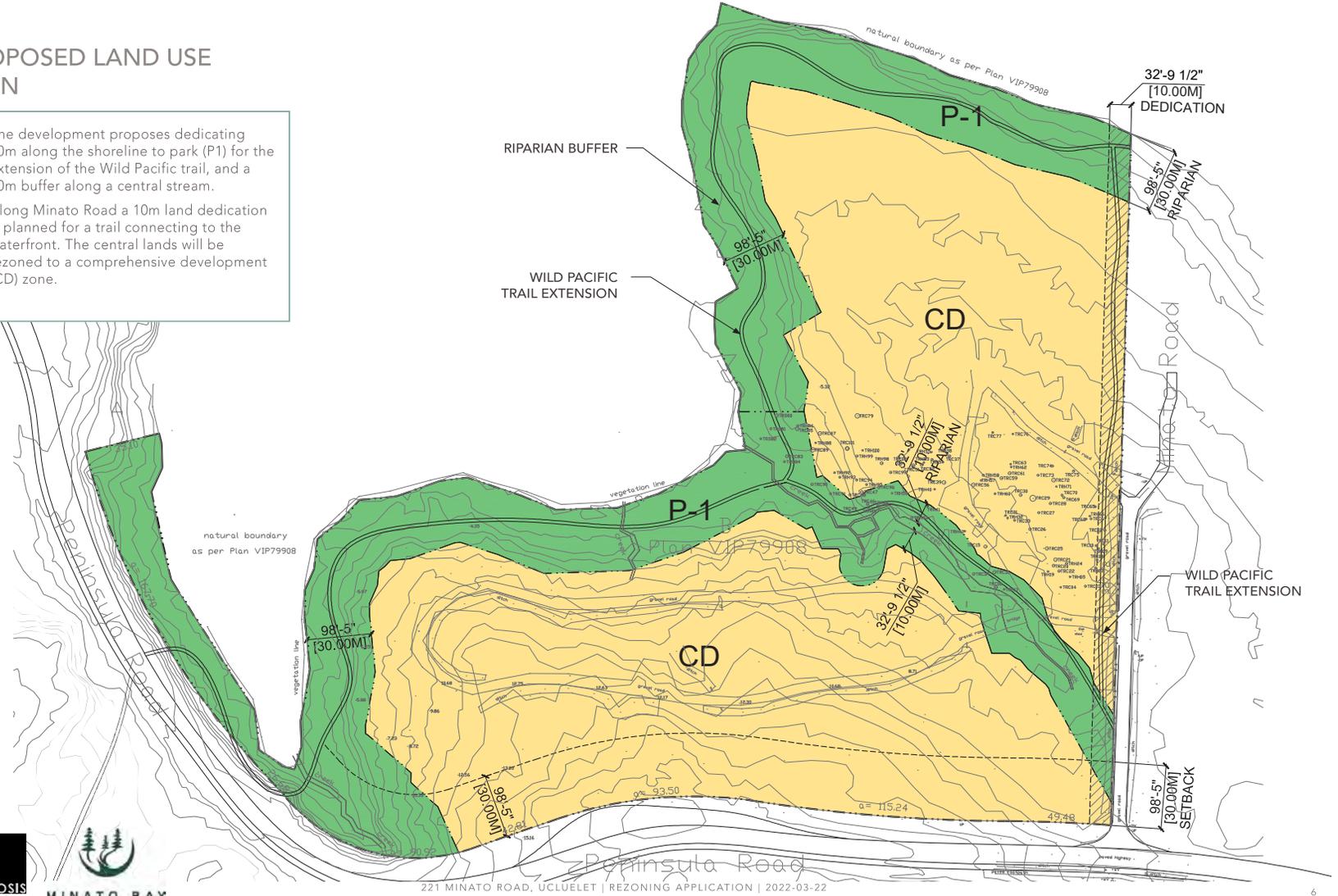


In addition to rental housing, we are proposing 67 units designed around growing families and those looking to enter home ownership. Utilizing a master planned community Minato Bay will cater to provide homes that local family's can comfortably grow into. These homes will be built to BC step code 3 or better with abundant amenity's located within the project site. We look forward to continuing to work with the DOU on coming up with a creative approach to not just make these homes attainable to the initial owners, but to make sure that they are attainable for those that come after. We are committed to working with the DOU on building a community that can help the current and ongoing housing needs of the area.

Our intent to produce attainable housing is sincere and something that all owners of the project are committed too. However, without clear guidelines and requirements set out by the District of Ucluelet it is very hard for us to be able to provide clear numbers and metrics currently. We all hope that from the work we have done to date and the vision that is displayed in our documents, that we can work with District staff, Council and local residents to provide a truly sustainable housing development.

PROPOSED LAND USE PLAN

- The development proposes dedicating 30m along the shoreline to park (P1) for the extension of the Wild Pacific trail, and a 10m buffer along a central stream.
- Along Minato Road a 10m land dedication is planned for a trail connecting to the waterfront. The central lands will be rezoned to a comprehensive development (CD) zone.



SITE PLAN

LEGEND

- RENTAL HOUSING
- FAMILY HOMES
- STACKED TOWNHOMES
- WATERFRONT HOMES
- AMENITY



221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22

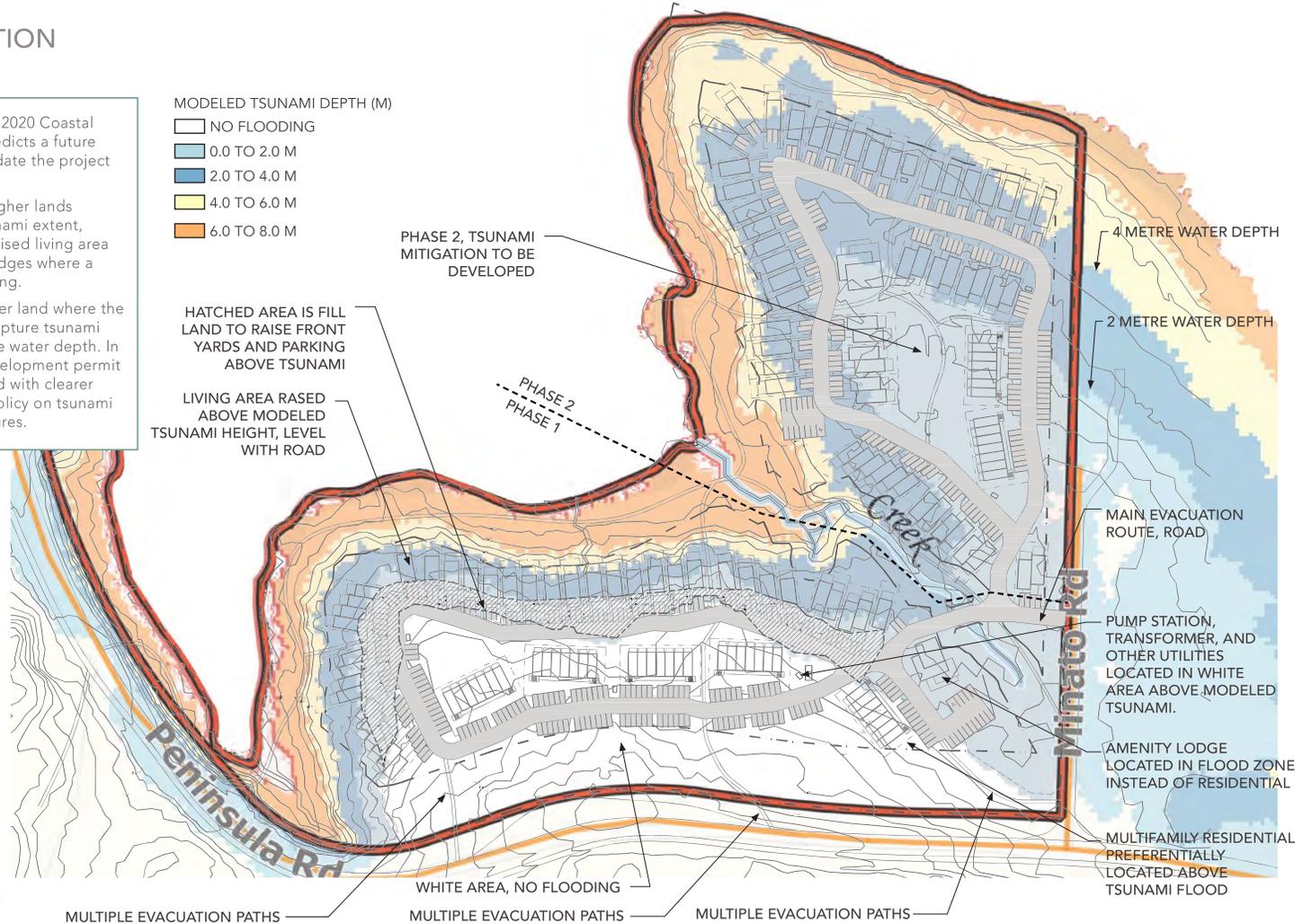
PHASING

- Phase 1 comprises the lands along Peninsula Road. It comes first to bring much-needed rental housing to Ucluelet.
- Phase 2 extends the neighbourhood north and will be designed to mitigate tsunami risk at lower elevations.
- Build-out of the phases is expected to occur over ten years.



TSUNAMI MITIGATION

- Ucluelet commissioned a 2020 Coastal Flood Mapping which predicts a future large tsunami could inundate the project site.
- Phase 1 is built first on higher lands outside the modeled tsunami extent, and involves filling and raised living area for homes on the lower edges where a tsunami may cause flooding.
- Phase 2 is located on lower land where the modeled splay faulting rupture tsunami predicts two to four metre water depth. In several years a future development permit for phase 2 will be drafted with clearer provincial and Ucluelet policy on tsunami risk and mitigation measures.



221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22

SITE SECTIONS

SECTION



TSUNAMI DEPTH (M)

- 0.0 TO 2.0
- 2.0 TO 4.0
- 4.0 TO 6.0
- 6.0 TO 8.0
- OVER 8.0

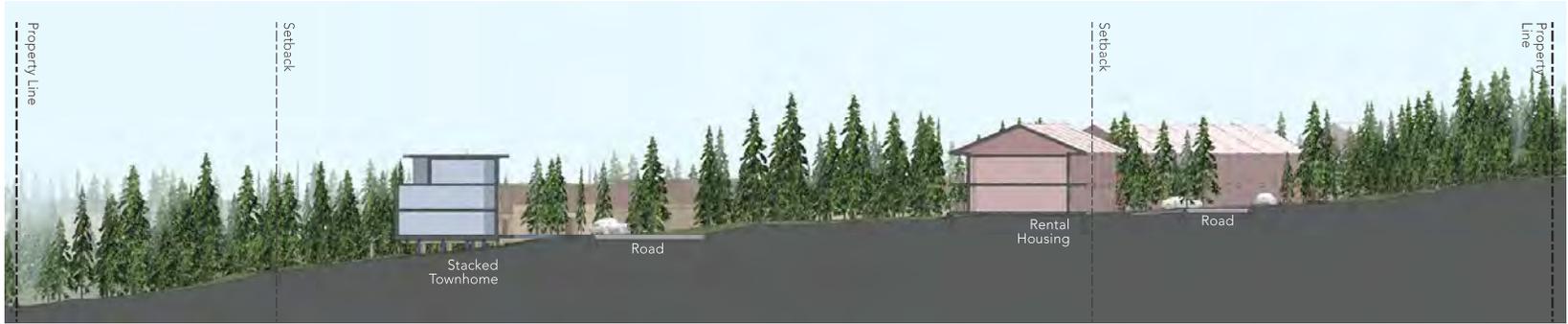


221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22



SITE SECTIONS

SECTION



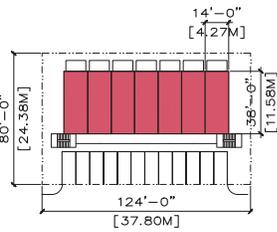
TSUNAMI DEPTH (M)

- 0.0 TO 2.0
- 2.0 TO 4.0
- 4.0 TO 6.0
- 6.0 TO 8.0
- OVER 8.0



HOUSING TYPE: RENTAL HOUSING

- One Bedroom units, 550sf, modular, stacked in two storeys.
- Some two-bedroom units.
- Parking on asphalt in front along road.
- Great decks for all units, facing the water.



LOT PLAN

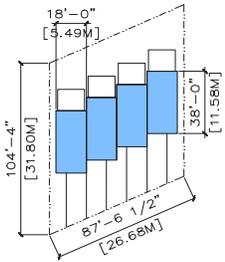


PRECEDENTS



HOUSING TYPE: STACKED TOWNHOME

- Two storey townhomes stacked over one-bed apartments.
- Ground floor one bedroom units, 600sf.
- Two bedroom townhomes, 1200sf on second and third storeys.
- Strata for sale at more attainable prices than family homes.



LOT PLAN



PRECEDENTS



HOUSING TYPE: FAMILY HOMES

- Single family and duplexes.
- Range of sizes from 1400sf to 1700sf.
- One car parking in front, one in garage.
- Strata, with rental option.



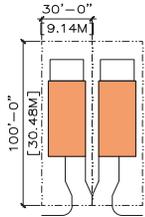
LOT PLAN

PRECEDENTS



HOUSING TYPE: WATERFRONT HOMES

- Detached and townhome types at an average of 1850sf, three bedrooms+den/guest.
- One or two cars parked in front, one in garage.
- Strata, zoned for nightly rental or long term occupancy, some with a long term tenanted rental suite on ground floor.



LOT PLAN



PRECEDENTS



PRECEDENTS - COMMON AMENITY



PRECEDENTS - FOREST AND TRAILS



AERIAL PERSPECTIVE FACING NORTH



AERIAL PERSPECTIVE FACING SOUTHEAST



Ucluelet District Lot 286 – Flood Construction and Tsunami Inundation
Levels for Proposed Development
Final Draft Report



28 January 2022

ebbwater
CONSULTING

Ebbwater Consulting Inc.
510 – 119 West Pender St.
Vancouver, BC V6B 1S5
www.ebbwater.ca
EGBC Permit Number: 1000929

Project Number: P217

Disclaimer

This document has been prepared by Ebbwater Consulting Inc. for the exclusive use and benefit of Minato Developments. It has been developed in accordance with generally accepted engineering practices and with full understanding of applicable natural hazard guidelines in the Province of British Columbia.

The contents may be used and relied upon by the officers and employees of Minato Developments. However, Ebbwater Consulting Inc. denies any liability to other parties who access and use this report.

Acknowledgements

This report was written by Jessica Cochran, M.Sc., E.I.T. (Texas) and reviewed by Tamsin Lyle, M.Eng., MRM, P. Eng. (Principal) of Ebbwater Consulting Inc.

We would like to acknowledge that this report was written at the Ebbwater office and home offices, which are located on unceded and Traditional Territory of the Coast Salish people.

Certification

Name, Qualifications, and Project Role	Organization	Signature
Tamsin Lyle, M.Eng., MRM, P.Eng. Senior Reviewer	Ebbwater	<i>(Signature and Stamp to be provided at project conclusion)</i>
Jessica Cochran, M.Sc., E.I.T. (Texas) Contributor	Ebbwater	<i>(Signature provided to be provided at project conclusion)</i>

Revision History

Revision No.	Date	Description	Remarks
1	17 Jan 2022	Draft Report	Shared with client
2	28 Jan 2022	Final Draft Report	Incorporates comments provided by the client and provides additional policy context.

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1 Introduction

Minato Developments (Minato) is proposing the rezoning and development of a 25-acre (10-hectare) site at Ucluelet District Lot 286, shown at 221 Minato Road in Figure 1-1. The 2021 Draft Site Concept details a mix of single- and multi-family homes, rentals, and vacation homes (Formosis Architecture, 2021). During the preliminary planning stage, Minato Developments documented the tsunami hazard at the site as an issue to be studied further and discussed.

The District of Ucluelet (District, DOU) regulations relating to flood hazards are in flux due to new information and a changing climate. The District suggested that Minato engage Ebbwater Consulting Inc. (Ebbwater) to consider flood construction and tsunami inundation levels at the site and ensure that the development would align with forthcoming regulations.

This document outlines the assessment for flood construction and tsunami inundation levels for the development site shown in Figure 1-1, based on the publicly available 2020 District of Ucluelet (DOU) Report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020).

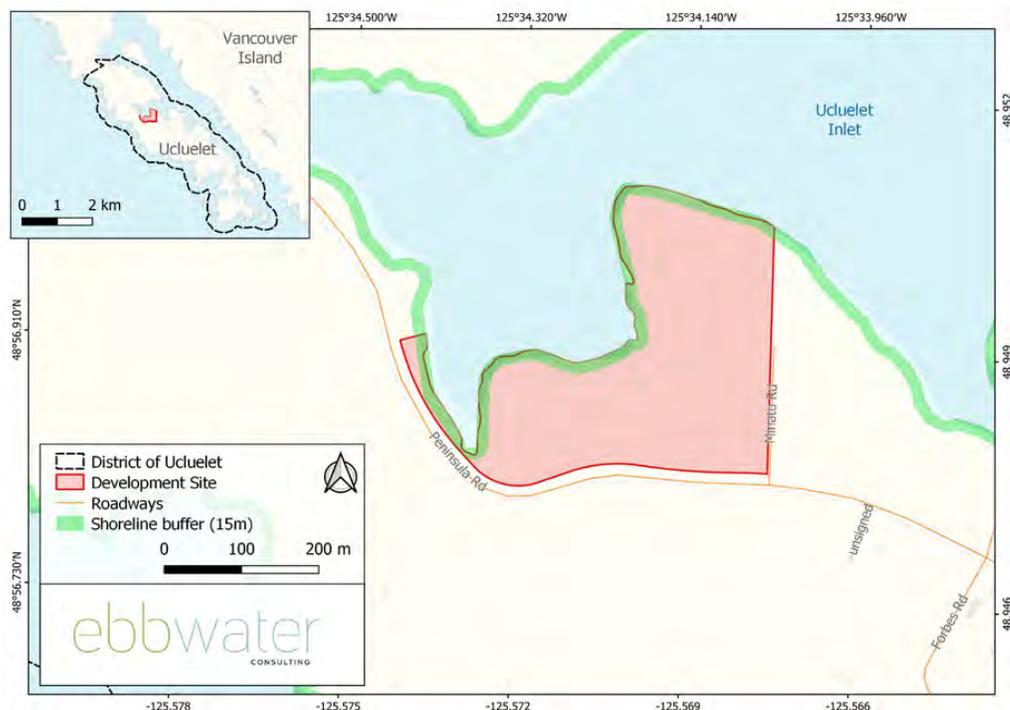


Figure 1-1 Development site location

1.1 Development Site Location

The DOU spans the Ucluth Peninsula on the west coast of Vancouver Island. While the western and southern sides of the peninsula are exposed to the open ocean, the eastern side along the Ucluelet Inlet is more sheltered. The 25-acre development site is located along this more sheltered stretch (Figure 1-1).

The proposed development includes 84 rental housing units, 50 family homes, 67 vacation homes or suites, and 2 amenity buildings according to the Draft Site Concept. The proposed units are distributed outside of the local setbacks (i.e., the 30.0 m coastal setback and 10.0 m environmental or creek setback as well as the roadway setbacks).

The development site is bound by the inlet to the north and Peninsula Road to the south. The site is bisected by a creek as shown in Figure 2-1. West of the creek varies in elevation from a higher section at approximately 14.0 metre (m) geodetic elevation toward Peninsula Road (Frontera Geotechnical, 2021) to the lower shoreline. Northeast of the creek gradually slopes from a lower 9.0 m geodetic elevation near Minato Road down to the shoreline and creek.

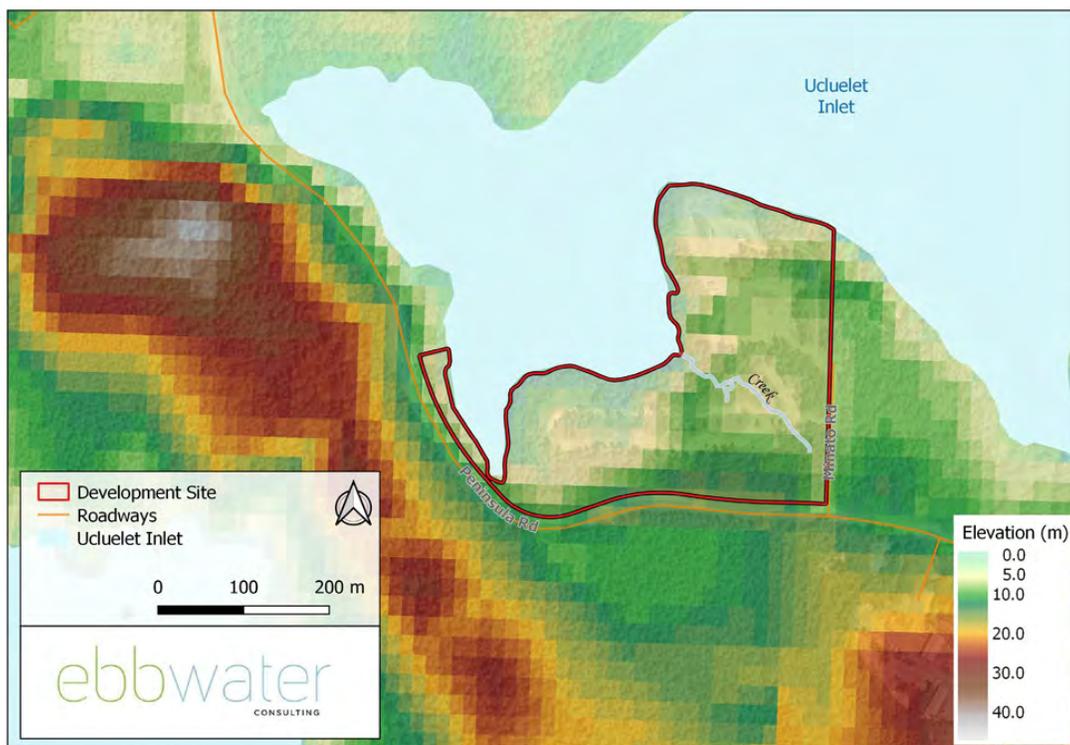


Figure 1-2 Development site elevation in m CGVD28 (2017 10-m CDEM). Update with 2015 LIDAR provided by DOU.

2 Policy Context

As noted in the introduction, natural hazards policy for coastal areas is in flux within the District. This is also true for the Province of BC. The following provides some brief context on existing and changing regulations and guidance.

2.1 British Columbia Policy Context

The Province of BC grants local governments authority to manage hazards under the *Local Government Act*, which authorizes a local government to designate land as a flood plain, to specify the flood construction level for that floodplain and specify setbacks or landfill and structural supports within the floodplain.

In support of the above legislation, the Province has also prepared the *Flood Hazard Area Land Use Management Guideline*, which provides additional information on how to define and designate a floodplain, as well as information on acceptable building practices (i.e. how to apply an FCL in practice). This document was originally released in 2004 around the same time as the *Local Government Act* was promulgated. It was revised in 2018 in recognition of climate change and sea level rise. Changes were made to help local governments better define future flood plain areas. Changes to reflect best practice policy for the use of flood hazard areas (e.g., spatial variation in policy, use of property-level flood protection and/or flood-resilient design) have not been made to date. Specific guidance relevant to the project site follows below.

Further, we note that natural hazards policy in BC is in flux. In the wake of recent damaging flood and wildfire events, BC is proposing to update the Emergency Program Act (EPA), to better reflect the direction of the Sendai Framework (the international blueprint for disaster risk reduction), to which BC is a signatory. The EPA modernisation timeline has been derailed by the COVID19 disaster, and no new dates for engagement and ultimately promulgation have been defined. However, it is the authors' understanding that BC wishes to continue moving towards a risk-based approach to hazard management. That is, an approach that considers likelihood and potential consequences of a hazard event as opposed to defining a hazard severity standard (e.g., the 0.5% AEP flood event).

2.1.1 Coastal Flood

In 2011, the Government of BC commissioned a number of reports that provide guidance for land use planning and mapping in consideration of coastal flood hazards and SLR (Ausenco Sandwell 2011a, 2011b, 2011c; Kerr Wood Leidal 2011). Collectively, these documents are referred to as the *Provincial Guidelines*. The guidance in these documents was further refined in the Association of Engineers and Geoscientists British Columbia (APEGBC, now EGBC) Professional Practice Guidelines for Flood Mapping in BC, released in 2017 and referred to in this report as the *Professional Practice Guidelines* (APEGBC, 2017).

The *Provincial Guidelines* define a number of key water levels to be used in flood planning and mapping (see also Section 4.1).

Designated Flood Level (DFL). The DFL is the still water level resulting from a chosen flood hazard event or designated storm.

DFL =

Future SLR Allowance

+ High Tide (HHWLT)

**+ Total Storm Surge (deep water storm surge + estimated wind set-up
+ inter-annual climate variation)**

Flood Construction Reference Plane (FCRP). The FCRP is the maximum level that flood water is predicted to reach, based on analysis.

FCRP =

Designated Flood Level (DFL)

+ Estimated Wave Effect

Flood Construction Level (FCL). The FCL is an elevation relative to the Canadian Geodetic Vertical Datum (CGVD), and it is used in planning to establish the elevation of the underside of a wooden floor system (or top of concrete slab) for habitable buildings. It includes a freeboard (for safety) to account for uncertainties in the analysis.

FCL =

Flood Construction Reference Plane (FCRP)

+ Freeboard

The FCL is extended from the shoreline horizontally landward, until the land surface elevation reaches the FCL. All land with an elevation below the FCL landward of the shoreline is considered within the FCL extent.

2.1.2 Tsunami

Ucluelet is in Zone C of the Tsunami Notification Zones for BC (GeoBC, 2015) and therefore subject to significant tsunami hazard. Guidelines for areas subject to significant tsunami hazard are in Flood Hazard Area Land Use Management Guidelines (Amended 2018), Section 3.5.6. The following is stated in direct regard to tsunami hazards:

- Tsunami setbacks and elevations should be required for new lots created through the subdivision approval process. Tsunami hazard requirements and regulations for existing lots may be determined by local governments on a site specific or regional basis.
- The “standard” setbacks and elevations in sections 3.5.5.1 to 3.5.5.4 [of the guidelines] above apply to all coastal areas outside of the Strait of Georgia, except for new subdivisions subject to significant tsunami hazards, in which case the tsunami setbacks and elevations shall apply. Where the tsunami hazard is low, the greater FCLs and setbacks shall apply.
- A subdivision application in a tsunami prone area must include a report by a suitably qualified Professional Engineer, experienced in coastal engineering who must formulate safe building conditions for each proposed lot based on a review of recent Tsunami hazard literature including the report, “Modelling of Potential Tsunami Inundation Limits and Run-Up”, by AECOM for the Capital Regional District, dated June 14, 2013, plus the historical report, “Evaluation of Tsunami Levels Along the British Columbia Coast”, by Seaconsult Marine Research Ltd., dated March 1988.

At a minimum, building conditions should protect improvements from damage from a tsunami of equal magnitude to the 28 March 1964 tsunami that resulted from the Prince William Sound, Alaska earthquake and a possible Cascadia Subduction Zone earthquake.

- Setback requirements should be established on a site-specific basis and consider tsunami hazards. The setback must be sufficient to protect buildings and must be at least 30.0 m from the Year 2100 estimated natural boundary.
- FCL requirements should be established on a site-specific basis and consider tsunami hazards. Reductions to these requirements should only be considered where the building can be built to the Tsunami FCL on bedrock.

2.2 Nearby Guidelines

The nearby District of Tofino (Tofino) completed modern coastal flood mapping in 2019, a year before the DOU. These maps were and integrated some findings in the nearby District of Tofino Official Community Plan to support planning and emergency management (in compliance with Part 14 of the *Local Government Act*). Tofino also recently passed a [Floodplain Bylaw](#) to support risk reduction from coastal floods. Both Ucluelet and Tofino are peninsulas on the west coast of Vancouver Island and therefore at risk to similar hazards such as coastal floods, tsunami, and sea level rise.

- Current [tsunami] protocol is to move to high ground if shaking is felt and not to wait for an official warning. A safe planning level has been designated to be above 20 m, however, preliminary tsunami modelling and mapping is required to confirm this, identify high ground (safe areas), and help in determining the most effective evacuation routes.
- Community resiliency is improved by locating future development in areas that are less susceptible to the impacts of sea level rise, coastal flooding, and tsunami inundation and reducing pressure on emergency evacuation routes. (p. 43)
- Prioritize evacuation planning and the development of evacuation options to mitigate the impacts of tsunami hazard. (p. 45)

3 District of Ucluelet Policy

As for all Local Governments the DOU sets out policy related to development generally, and development within hazardous areas within its Official Community Plan, and related bylaws and regulations. The current OCP, from 2011, is currently being updated. A draft version of the OCP from 2020 is available.

3.1 Land Use Policy

The long-range land use plan, in the draft OCP, at the development site currently shows three categories (Figure 2-2). The area is split evenly between parks and open space and residential. The parks and open space landuse follows the three types of setbacks mentioned. The residential plan is for single and multi-family landuse.

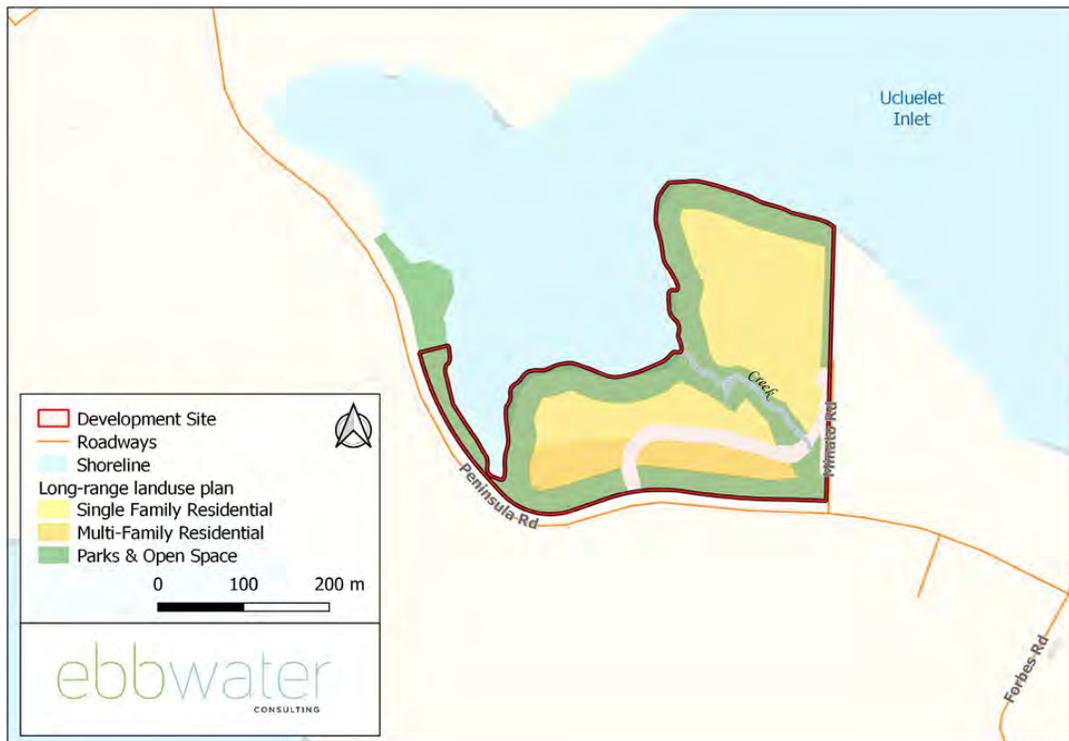


Figure 3-1 Long-range land use plan at the development site based on the DOU Draft Official Community Plan.

3.2 Natural Hazards Policy

As it currently reads, the draft OCP outlines general concerns for flood hazards, explaining that the sea level on the west coast of Vancouver Island will rise approximately one metre by 2100. Therefore, development along the coastline must minimize negative impacts that rising sea levels may have on the built environment and the safety of residents.

Relevant policies related to coastal flood and tsunami include:

- “establish and undertake the work, as necessary, to refine Flood Construction Levels (FCLs) to ensure new development and infrastructure avoids the impacts of rising sea levels” (Policy 2.34).
- “conduct flood risk mapping for sea level rise and use results to communicate and manage risks” (Policy 2.50)
- The development of Development Permit Areas (DPA) for hazardous areas, including flood. (DPA VIII). Several guidelines related to the DPA are also included, which describe the need for a qualified professional to provide a report, and also certify the land safe for the use intended.

The draft OCP also notes the following:

- Pg 48, the DOU notes that parks and open space designated areas often have high habitat value and/or flood potential.
- Pg. 91, the DOU will consider a floodplain bylaw to clarify expectations for flood construction levels.
- Pg. 121 (within the DPA explanatory notes) “It is the District policy that it is in the public interest for new subdivisions and developments to be planned to avoid area of potential flood risk.”

4 Coastal Hazards at the Project Site

The DOU supports the policy process with research and projects. Therefore, to account for climate change and future sea level rise, the 2020 DOU Flood Mapping Project was completed to develop updated flood hazard information. Ucluelet is currently working to apply the 2020 DOU Report flood mapping results into regulations and bylaws with the goal of reducing community risk to flooding. A brief background on the calculations, limitation and results from the report follow.

The flood hazard modelling and mapping conducted under the DOU project looked at multiple coastal storm events as well as tsunamis. For the coastal storms, historic and projected future wind and wave conditions were established, and these were then used to force computer models of the region. The more localised effects of coastal storms which vary depending on the aspect and shape of the local shoreline, were then calculated.

The flood hazard modelling and mapping relied on characterizing the Ucluelet shoreline, which was done by cutting transects at intervals along the shore to represent contiguous reaches, where the conditions that affect how water moves onshore (slope and aspect) are relatively similar.

This slope along the shore was characterized by 48 cross-shore transects at 500-m intervals around the inlet and peninsula for the flood mapping project calculations. Among the transects, one intersected the development site, rather than only characterizing the nearby or adjacent lots, representing the surface elevation for the development site and reach. Still, variability in shore slope conditions, such as that due to erosion or changes in sea level rise, will result in variability in the storm hazard calculations, rendering the results less reliable.

Variability in shore slope conditions within the development site will result in variability in the storm hazard calculations that has not been captured (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020). The slopes across both sides of the site are low to moderately sloped. Figure 2-2 shows the location and elevation of the transect used for calculations in the DOU Report, Transect No. 24. The slope of the transect is approximately 5.2% (from 115 m to 270 m distance). Of that, the slope down to the shoreline is slightly steeper at 9.3% (from 230 to 270 m distance). The shore slope around the development site tends to be slightly steeper, estimated from the last 5-30 m at the shoreline, closer to a 30% slope, as the land descends toward the inlet. If the site were less steep than the representative transect, then the calculations may not be appropriate for the site. However, since the development site shore slopes are generally steeper, calculations should be appropriately conservative.

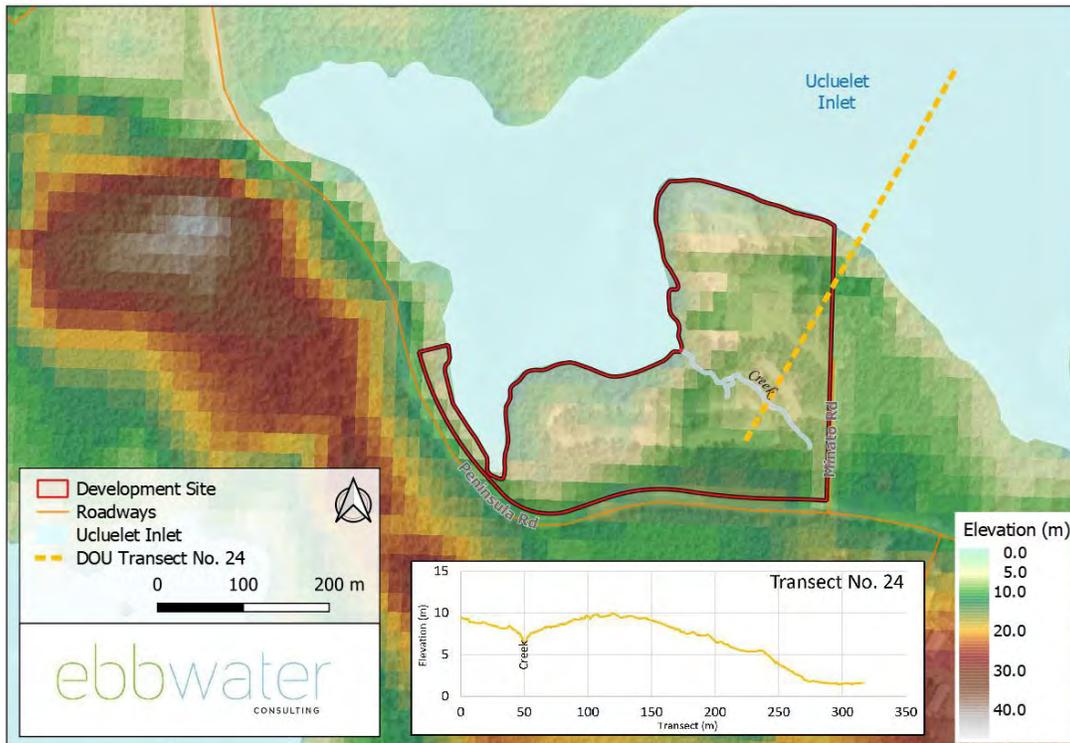


Figure 4-1 Development site elevation (m CGVD28) with transect slopes.

For the complete methodology, results, and limitations of all reporting and mapping products, refer to the 2020 DOU Report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020).

4.1 Flood Construction Level for Coastal Storms

One of the measures used in policy to reduce risk is Flood Construction Levels, which describe the height of water for a flood scenario. FCL maps are based on hazard maps and a safety factor (i.e., the flood construction reference plane plus freeboard allowance). These FCL components, illustrated in Figure 4-1, were used to produce the maps in the 2020 DOU Report - Coastal Flood Hazard Map Atlas.

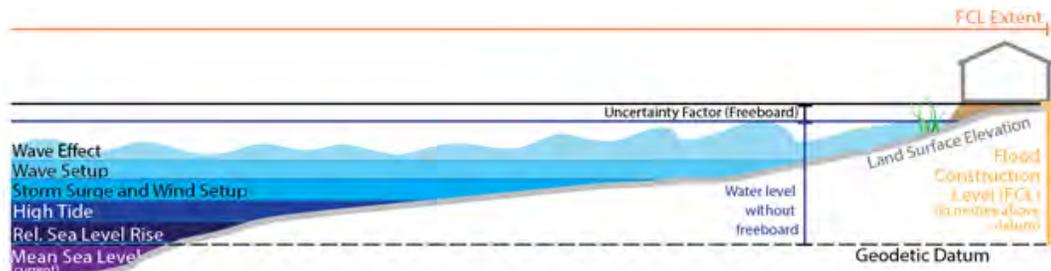


Figure 4-2 Components of total water level (MFLNRORD, 2018).

The atlas is thorough and provides different map types, such as the FCL and Sea Level Rise Planning Area maps, for a range of timeframes. To support short-term and long-term strategic planning and permitting, the mandated FCL maps were developed for both the near future and future scenarios (0.5 m and 1.0 m RSLR). We reviewed the more conservative future (1.0 m RSLR) scenario for the development site, to weigh the longer-term design life of the new development.

There is a wide range of FCLs throughout the DOU (4.0 to 12.0+ m) due to the complex shoreline variation around the peninsula. Therefore, the FCLs are grouped in zones to represent areas of similar hydraulic conditions and planning considerations. Figure 4-2 shows the future FCL coastal storm hazard by FCL zone and a flood hazard boundary line.

The development area, located on the more protected shoreline of the Ucluelet Inlet, is subject to Zone 15 with an elevation of 4.5 m for the future scenario, which is shown by the lowest FCL (tan, 4.5 m CGVD 2013) for Ucluelet. By contrast, the open-ocean shore of the peninsula is subject to elevated FCLs, as shown in the lower left corner of the figure. The difference in shoreline characteristics are considered in zoning. The flood hazard boundary shows the edge of the FCL. For the development site, the flood hazard boundary is contained within the proposed 30.0 m coastal setback. Therefore, the FCL is not an issue for the development site (see also Figure 4).

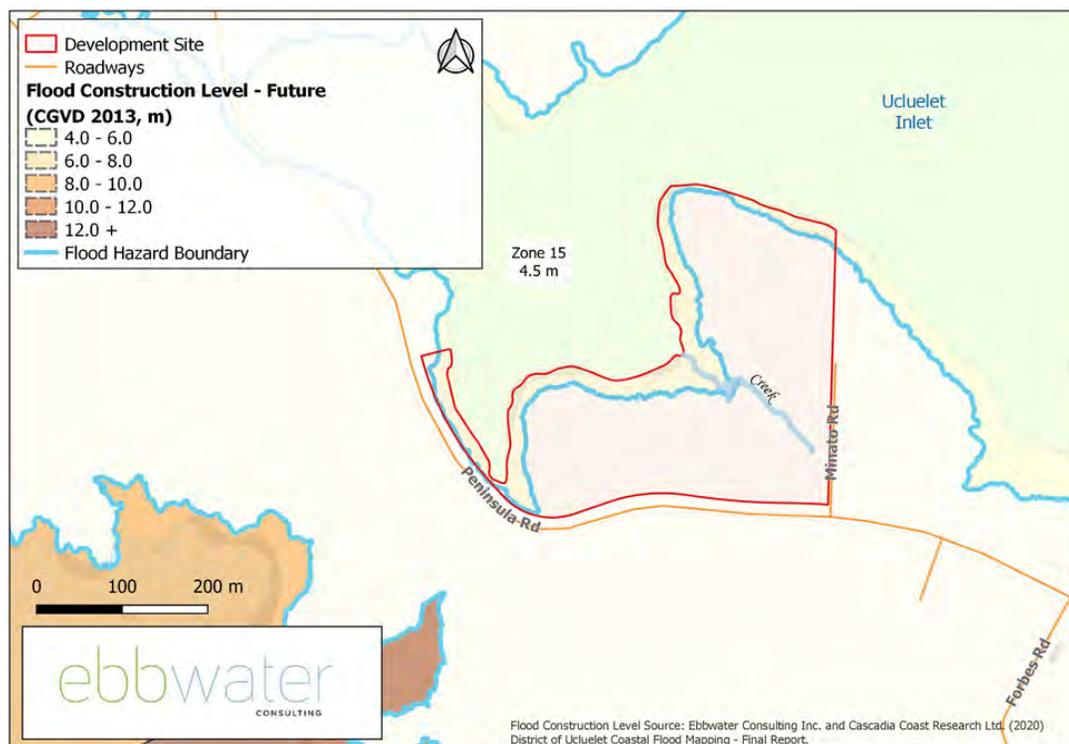


Figure 4-3 Coastal Storm Flood Planning Support Map for Flood Construction Level – zones for rare event (future - 0.5% Annual Exceedance Probability (AEP) + 1.0 m RSLR + 0.6 m freeboard).

The estimated FCRP and FCL for rare event coastal storm hazards is presented in Table 4-1. The FCLs based on three RSLR scenarios (0.0 m, 1.0 m, and 2.0 m) are shown for context. However, the future scenario of 1.0 m RSLR is the most applied scenario in BC, as it is referenced in the 2018 Flood Hazard Area Land Use Management Guidelines (MFLNRORD, 2018). The 1.0 m RSLR scenario is a reasonable and conservative basis for evaluating the coastal storm hazard.

Within Ucluelet Inlet, tides are often the largest contributor to high water levels and storm surge is the second. Waves rarely exceed 0.5 m in the sheltered areas on the inlet.

Table 4-1 Estimated coastal storm hazard FCRP and FCL for a rare event (0.5% AEP) and 0.0 m to 2.0 m RSLR.

Event	RSLR scenario (m)	FCRP (m CGVD28)	FCL (m CGVD28)
Near Future	0.5 m	2.7-3.0	4.2
Future	1.0 m	3.7-3.9	4.5
Far Future	2.0 m	4.7-4.9	5.5

*FCRP = Tide + RSLR + Storm Surge + Wind Setup + Wave Runup
FCRP read from 2020 DOU Report - transects 24-25
FCL = FCRP + Freeboard (0.6 m)*

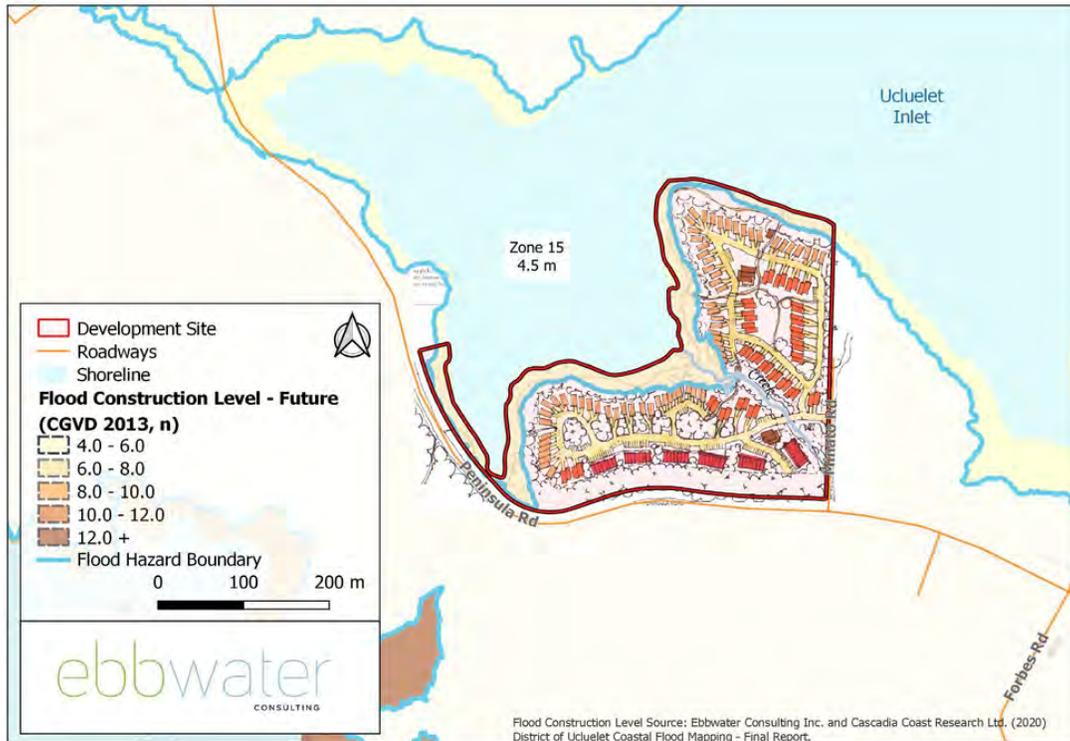


Figure 4-4: Coastal Storm Flood Planning Support Map for Flood Construction Level – zones for rare event (future - 0.5% Annual Exceedance Probability (AEP) + 1.0 m RSLR + 0.6 m freeboard) overlaid on the Draft Site Concept. Note that the Draft Site Concept georefer

4.2 Tsunami Hazard

The complete tsunami flood hazard map series is also publicly available as part of the 2020 DOU Report - Coastal Flood Hazard Map Atlas. The report found that the tsunami flood construction reference plane was defined mostly by the “G2018-S-A splay rupture” scenario, which produced the largest tsunami wave.

The destructive nature of tsunamis as well as their relative infrequency means that they do not naturally fit within the definition of FCL provided in the Provincial Guidelines. For planning support purposes, the 2020 DOU Report proposed a tsunami flood planning level based on 1.0 m RSLR, and a 50% safety factor to the maximum tsunami amplitude.

All tsunami flood planning support maps were completed for the future (1.0 m RSLR) scenario. This tsunami hazard scenario (1.0 m RSLR) is shown in Figure 4-4 and summarized in Table 4-2. The tsunami hazard for the development site indicates risk to approximately 60% of the proposed structures, as shown in Table 4-3 and Figure 4-6. While the majority of rental houses are outside of the tsunami hazard area, all other types have over 50% of proposed structures within the tsunami hazard area for 2.0 to 4.0 m.

Only the higher elevation along Peninsula Road is outside of the specified tsunami hazard zone. The extents of the tsunami planning level is 18.0 m CGVD2013 without a safety factor and 26.0 m with a safety factor. For even the less conservative approach, the development site lot is under the 18.0 m elevation.

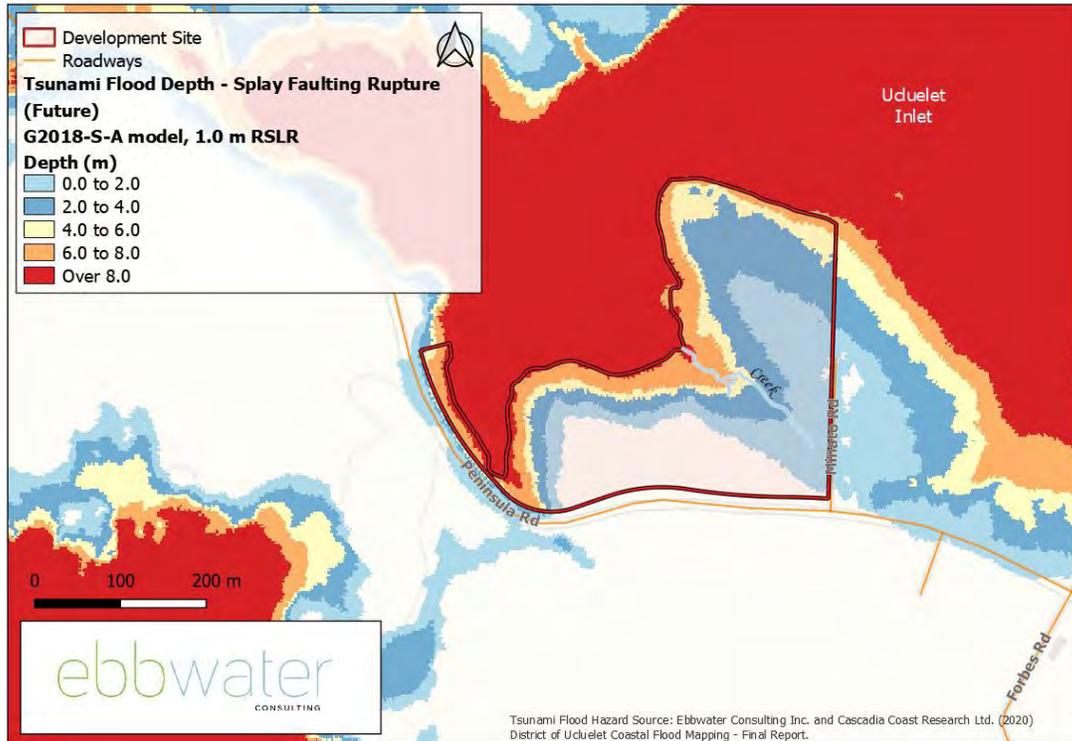


Figure 4-5: Estimated planning level extents for tsunami hazard.

Table 4-2 Estimated tsunami hazard levels for 0.0 m, 1.0 and 2.0 m RSLR based on maximum tsunami amplitude within the development site (transect 24) for splay faulting rupture G2018-S-A model.

RSLR scenario (m)	Tsunami amplitude (m)	FCRP (m CGVD28)	Planning level (m CGVD28)
0.0 m	4.2	8.4	Not assessed
1.0 m	4.5	9.6	11.9
2.0 m	4.7	10.8	Not assessed

FCRP = Tide - Vertical Land Movement + RSLR + Tsunami Amplitude
FCRP read from 2020 DOU Report – Appendix A transect 24
Planning Level = FCRP + 50% of Tsunami Amplitude
Tide = 2.0 m CGVD28, Vertical land movement = - 2.1 m

Table 4-3 Estimated number of proposed structures within the tsunami hazard scenario (1.0 m RSLR, splay faulting rupture G2018-S-A) by depth.

Proposed Structures	Count, total	Count, ground-level	Not affected	0-2 m	2-4 m	4-6 m	6-8 m
Rental houses, stacked	84	42	35	7			
Family homes	50	50	4	18	28		
Vacation homes	67	67		2	39	19	7
Amenity buildings	2	2		1	1		
<i>sum</i>	203	161	39	28	68	19	7
<i>percent</i>			24%	17%	42%	12%	4%

Rental Houses are stacked, so only 50% are on the ground level.
Bold values show that greater than 50% of the given building type is within the given flood category.
Percent calculation uses count of ground-level structures (161).

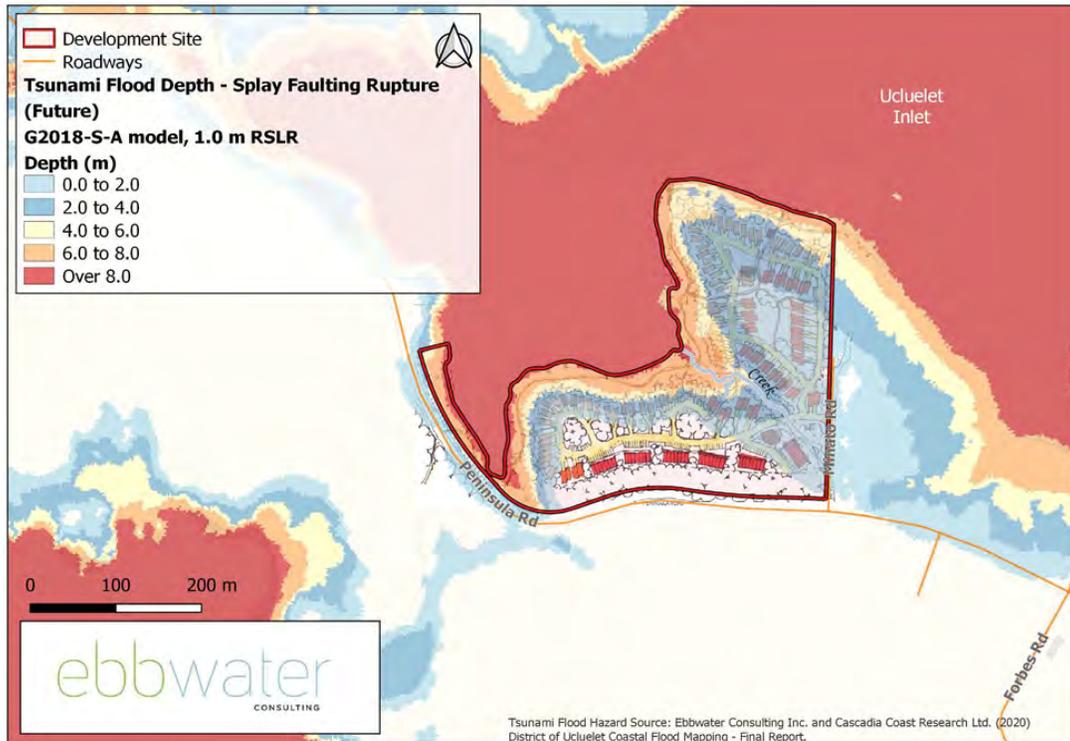


Figure 4-6: Estimated planning level extents for tsunami hazard overlaid on the Draft Site Concept. Note that the Draft Site Concept georeferencing was estimated.

5 Discussion

This report documents the current known flood hazard at the project site. This work shows that, given the current draft concept layout, all properties are outside the coastal flood hazard area. However, the significant tsunami hazard at the site, affects 76% of the proposed development structures.

The destructive nature of tsunamis as well as their relative infrequency means that they do not naturally fit within the definition of FCL provided in the Provincial Guidelines. For planning support purposes, the Ucluelet project proposed a tsunami flood planning level based on 1 m RSLR, and a 50% safety factor to the maximum tsunami amplitude.

Tsunamis and coastal storm events have different hazard profiles and mitigative measures to reduce the risk from these events should be designed to reflect the specific hazard and risk profiles. For example, tsunamis, although more damaging and consequential than coastal storms, are less likely to occur. Further, there are mitigative actions that can be taken to reduce risk-to-life (e.g., warning and evacuation systems, safe havens, etc.). Careful consideration of the best use of land and the risk tolerance of land users using the principle of “as low as reasonably practicable” (ALARP) should apply (EGBC, 2018).

6 Next Steps

Given that a strict application of the draft OCP policies will effectively sterilize a majority of the development site and dramatically reduce the number of housing units, we suggest that the client work collaboratively with the DOU to work towards an ALARP approach for the site, and potentially for the broader DOU policy. Specifically, this might include discussions related to:

- Reducing risk to life and safety through appropriate warning mechanisms ([Early Earthquake Warning](#), Tsunami Sirens, Up-to-date and well publicised evacuation plans, etc.).
- Reducing damage potential for high-value and/or critical structures through the application of forthcoming international guidelines on design standards for tsunami loading.
- Legal and financial mechanisms to enable and support the above in perpetuity.

7 Technical Limitations

Uncertainties exist, the flood mapping project provided a simplified representation of a complex reality. This section summarizes limitations to consider when using the 2020 DOU Report flood mapping results, as well as some additional limitations related to the preparation of this report.

7.1 Coastal Storm Modelling (2020)

- The accuracy of the coastal storm flood estimates relies on the accuracy of the hind-cast. The use of the hind-cast to estimate probability of future coastal storm flooding assumed that the future climate at the DOU will be like the historic climate (assumption of climate stationarity). Also, extrapolation from the 40-year hind-cast introduced uncertainties for the frequency-response curves, especially for the very large events that required the greatest degree of extrapolation.
- There is inherent uncertainty in RSLR values, which have a degree of variation in currently predicted levels. The RSLR values are based on established guidance that is liable to change in the future as predictions are adjusted and the effects of climate change increase.
- The simplified combined method was used to evaluate the storm hazard. This approach is the more conservative method to evaluated standard FCLs (MFLNRORD, 2018) as it does not capture the probabilistic nature of coastal flooding and does not represent a particular Annual Exceedance Probability.

7.2 Tsunami Modelling (2020)

- The accuracy of the tsunami flood estimates relies on the accuracy of the tsunami modelling, including the deformation model of the fault rupture, bathymetry data, and assumptions about the tidal level at the time of the fault rupture. Efforts were made to produce conservative, worst-case scenario results. The levels could potentially be even worse with, for instance, additional storm surge, or mitigated by a lower tide level.
- The tsunami hazard results are extracted from one of six rupture models from the Ucluelet project. The project site is approximately 2.5 km east of the Ucluelet project boundary and has similar coastline exposure. The model was created and optimized for the Ucluelet project and not the project site.
- The tsunami hazard assessment did not include resonance analysis to consider whether the inlet has the potential to amplify tsunami response and increase the hazard, as was observed further

down the inlet in the 1964 tsunami at Port Alberni. A resonance study was conducted for the District of Ucluelet project, and it was not deemed a concern.

- A HHWLT of 2.0 m was assumed to coincide with the tsunami event. This likely represents a worst-case tidal condition, but it could potentially be even worse with, for instance, additional storm surge. The tsunami hazard could also be less severe if it coincides with a lower tide level.

7.3 Flood Mapping (2020)

- When producing the flood hazard maps, uncertainties are introduced DEM creation. Although the vertical accuracy of the LiDAR was generally high, estimated better than 15 cm vertically and 1 m horizontally, small inaccuracies may be introduced. The LiDAR data was collected in 2015, and changes to observed elevations may have occurred since from erosion, sediment accumulation, construction, etc.
- In addition to the general uncertainty from the coastal modelling and hind-casting, there is a limitation caused by the interpolation of results between representative transects across the shoreline. Although the shoreline is sub-divided into 48 characteristic reaches, variation in shoreline type, slope, and orientation still exists within each reach.
- There is a difference in the datum used to produce the water elevations at transects (CGVD28) and that used to map flood elevations (CGVD2013). This is due to not being able to source hind-cast data in the newer datum reference. The differences between the two datums differs across the study area, in the range of 15 and 17 cm, which is relatively small when compared to uncertainties due to modelling and is within the tolerance for error.

7.4 Limitations of this FCL assessment

All assessments, whether preliminary or detailed will have underlying assumptions and limitations. The limitations of this assessment include:

- No site visit was conducted to look at the project site. The consultant team relied on previous reporting (and site visits) conducted in support of the 2020 DOU project.
- Only one transect was used to evaluate the storm hazard wave runup. It should be noted that variability in shore slope conditions within the project area will result in variability in wave runup that has not been captured.

8 References

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1 – 38920 Queens Way
Squamish, BC V8B 0K8
604-898-1093

Saltwater Building Company
221 Minato Road, Ucluelet, BC

December 23, 2021
File: 1748

Attention: Chris Bozman

**RE: Preliminary Geotechnical Report, Proposed Comprehensive Development,
221 Minato Road, Ucluelet, BC**

1.0 INTRODUCTION

A new development comprising single family and multi family homes is proposed at 221 Minato Road in Ucluelet. As part of the initial permitting process, Frontera Geotechnical Inc. (Frontera) has been engaged to provide preliminary geotechnical recommendations for the project.

The project is currently in the preliminary planning stage. Conceptual site plans prepared by Formosis Architecture, dated October 22, 2021, have been referenced in preparing this report. The concept includes 84 staff housing units, 50 family home units, 67 vacation home units, and 2 amenity buildings. We understand that construction is to be completed in two phases which are separated by a creek that divides the property. Phase 1 is to be located on the west side of the creek and will include staff housing, single family homes, vacation homes, and an amenity building. Phase 2 is to be constructed on the northeast side of the creek and will include single family homes, vacation homes, and an amenity building. New roads and services will be required for the project.

A geotechnical investigation of the site was completed by Frontera on December 3, 2021. This report presents the results of our geotechnical investigation which includes soil and groundwater conditions and provides preliminary geotechnical recommendations for the overall development and buildings.

This report has been prepared exclusively for our client and for the use of others within their design and construction team, however it remains the property of Frontera Geotechnical Inc.

2.0 SITE DESCRIPTION

The site is a 10.06-hectare property located on the northeast side of the Ucluelet Peninsula. The property is bound to the north and west by Ucluelet Inlet, to the east by Minato Road and private forested property, and to the south by Peninsula Road. A creek separates proposed Phases 1 and 2 of the project.

Phase 1, west of the creek, has a central high point with an elevation of approximately 14 m geodetic elevation. Slopes surrounding the high point are gentle and grade to approximately 8 m to the east and 3 m to the west.

Phase 2, northeast of the creek, is relatively flat with the terrain gently undulating between approximately 6 m and 9 m geodetic elevation with grades generally decreasing towards the shoreline of Ucluelet Inlet.

The overall site has been recently logged and there are temporary roads throughout the property. Areas of natural forest remain intermittently through the property. The native forest floor soils have been stripped in areas but remains in others. The excavated native forest floor soil has been stockpiled or spread over the



ground surface. Some aggregate has been placed to build the road network; however, the site is generally unimproved.

3.0 FIELD INVESTIGATION

Frontera conducted a geotechnical investigation on December 3, 2021. The investigation included 11 machine dug test pits within the Phase 2 area, and review of a bank cut which extends across the Phase 1 area. A general review of the site from a geotechnical standpoint was completed at this time.

4.0 SUBSURFACE CONDITIONS

4.1 Soil Conditions

In general, the soil profile noted from the surface downwards at our test pit locations consists of a small amount of topsoil over a layer of silt that is underlain by medium to coarse grained sand. A general description of the soils encountered is as follows:

Forest Duff and Fill

The undisturbed areas of the site are overlain by native forest floor soil which is generally comprised of organic residuals and is dark brown to black in colour. However much of the site has been stripped to accommodate machine access and a thin layer of sand and gravel fill has been placed on roads. In areas of the site that have disturbed by past forestry activities this material has been spread and stockpiled and, therefore, the thickness and continuity of this layer is expected to be highly variable.

Clayey SILT

The uppermost mineral soil is a clayey silt which is very hard at the ground surface and grades hard with depth. In places some rounded gravel and cobble were observed within this stratum.

Bedrock

The clayey silt is expected to be underlain by bedrock. Bedrock was not observed in any of our test pits; however, outcrops were identified in discrete locations along the cut bank within the Phase 1 boundary.

4.2 Groundwater Conditions

Groundwater was not encountered during our investigation. The static groundwater table is expected to be below proposed foundation grades. Perched water is likely to occur in low areas over the silty clay which is of low permeability.

5.0 DISCUSSION

In general, the soil conditions consist of 0.1 to at least 1.5 m of forest floor soils and/or fill over very hard to hard clayey silt and bedrock.

Parts of the proposed development located within a tsunami flood hazard area identified by Appendix C of the District of Ucluelet Coastal Flood Mapping Final Report, prepared by Ebbwater Consulting Inc., titled: *District of Ucluelet Coastal Flood Mapping Appendix C: Map Series 4/4: Tsunami Flood Planning Support*. We understand a specialist consultant has been engaged to provide recommendations for flood construction levels or other tsunami flood hazard mitigation measures.



Provided the geotechnical recommendations below are adhered to, we are of the opinion that the project is feasible from a geotechnical standpoint.

5.1 Foundation Support Considerations

The clayey silt and bedrock are generally considered suitable to support conventional strip and spread foundations. Additional foundation support considerations may be required if foundations must be designed to withstand tsunami impact forces and scour. The recommendations from the specialist consultant engaged to provide recommendations for tsunami flood hazard mitigation should be coordinated with Frontera and foundation support considerations should be updated accordingly.

6.0 DESIGN RECOMMENDATIONS

6.1 Site Preparation

6.1.1 Stripping

Prior to construction, all existing vegetation, forest floor soils, and uncontrolled fill should be removed within the construction areas to expose a subgrade consisting of hard to very hard clayey silt or bedrock.

If fill is required to reinstate grades, site stripping extend beyond the outer edge of the foundations by a distance equal to the total thickness of fill required. For example, if 1 meter of fill is to be placed below foundations, then stripping should extend a minimum distance of 1 meter beyond the outside edge.

6.1.2 Engineered Fill

Any grade reinstatement beneath foundations, grade supported slabs, hardscaped areas, or pavement sections should be completed with “engineered fill”. In the context of this report “engineered fill” is defined as clean sand to sand and gravel fill, containing less than 8% fines, compacted in lifts to a minimum standard of 95% of its Modified Proctor Maximum Dry Density (ASTM D1557) while at a moisture content that is within 2% of its optimum for compaction.

If the clayey silt is exposed for extended periods or at times of persistent precipitation, a blinding layer (+/- 100 mm) of 19 mm clear crushed rock should be placed over the subgrade to protect it from disturbance.

6.2 Foundations

6.2.1 Foundations on Clayey Silt

It is expected that foundations will be supported on the native subgrade soils of very hard clayey silt. Following the recommended site preparation, the subgrade soils are considered suitable to support conventional spread foundations at a serviceability limit state (SLS) bearing pressure of up to 200 kPa and a factored ultimate limit state (ULS) of 400 kPa.

6.2.1.1 Foundations on Bedrock

If bedrock is encountered at foundation level, foundations bearing directly on bedrock can be designed for a serviceability limit state (SLS) bearing pressure of 400 kPa, and a factored ultimate limit state (ULS) bearing pressure of 600 kPa.

For foundations on bedrock, level benches should be cut within friable rock sections. We consider level to slope less than 5 degrees. If friable rock slopes exceed 5 degrees, the contractor should confirm with the structural engineer that the structural design can tolerate the sloping subgrade. Where strong bedrock is



present and is sloped between 10 and 30 degrees, the foundations should be dowelled into the rock for additional support. Any rock exceeding 30 degrees should be benched such that it is less than 30 degrees. Dowel diameter and spacing should be specified by the structural engineer, and dowel depth would be specified at the time of construction.

6.2.2 Foundations on Fill

It is preferred to drop all foundations to clayey silt or bedrock. If it is not feasible to do so in discrete areas of the site it may be required to place foundations on engineered fill. Following the recommended site preparation, engineered fill is considered suitable to support conventional spread foundations at a serviceability limit state (SLS) bearing pressure of up to 125 kPa and a factored ultimate limit state (ULS) of 250 kPa.

6.2.3 Settlement of Foundations

Post construction settlements are expected to be less than 25 mm with differential settlements of less than 1 in 300.

6.2.4 Seismic Design of Foundations

We expect the subgrade conditions underlying the site to be classified as Site Class C as defined in Table 4.1.8.4A of the 2018 British Columbia Building Code (2018 BCBC).

The subsurface soils beyond the depth of foundations are not considered prone to ground liquefaction or other forms of ground softening caused by earthquake induced ground motions.

6.2.5 Frost Protection

The underside of foundations should be located at least 0.45 m below finished site grades for frost protection.

6.3 Concrete Slabs on Grade

All grade supported concrete slabs should be underlain by a minimum of 150 mm of 19 mm clear crushed rock, placed over an approved subgrade. The crushed rock should be compacted in place. We recommend that a poly moisture barrier be placed overlying the gravel beneath the grade supported slabs to help reduce moisture within the concrete slab.

6.4 Foundation Drainage

We recommend that a conventional perimeter drainage system is included to intercept and dispose of any migrating water at foundation level. The under-slab fill should have a hydraulic connection to the perimeter drain to help ensure water does not build up below the slab or adjacent to foundation walls. This can be achieved with weep holes or by placing free draining material below foundations.

6.5 Earth Pressures on Buried Walls

We recommend that buried walls be designed for static and seismic earth pressures. The walls can be designed for a static pressure distribution of $5.1H$ (kPa) triangular, where H is the height of the restrained soil in metres. Dynamic loading induced by the design earthquake should be added to the static loads and should be taken as $6.2H$ (kPa) inverted triangular. These loading recommendations assume that the backfill is a clean, free draining sand and gravel, the backfill is level behind the wall, and the wall is frictionless.



Our calculations assume that a back-of-wall drainage system will be installed to prevent the build-up of any water pressure behind the walls. All earth pressures provided herein are based on unfactored soil parameters and are assumed to be unfactored loads.

6.6 Backfill

Backfill adjacent to the foundations should be completed with free draining material such as clean sand and gravel or crushed rock fill containing less than 5% fines. The backfill should be compacted in lifts. In areas where the backfill will support hard landscaping or pavement areas the material should be compacted to a minimum of 95% of its Modified Proctor Maximum Dry Density while at a moisture content that is within 2% of its optimum for compaction.

6.7 On-site Pavement Structures

Following the recommended site preparation outlined in this report, the following pavement structure is considered sufficient to carry the vehicular loading for on-site parking areas.

Table 5. Recommended **minimum** pavement structure for parking areas.

Material	Thickness (mm)
Asphalt	75
19 mm minus crush gravel base	150
100 mm minus, well graded, clean, sand and gravel subbase course	300

In areas where heavy loading is expected, such as drive aisles and access roads, we recommend that the asphalt thickness be increased to 100 mm.

All base and sub-base materials should be compacted to a minimum of 95% of their Modified Proctor Maximum Dry Density (ASTM D1557) at a moisture content that is within 2% of optimum for compaction.

6.8 Excavations

Excavations will likely be required for servicing the development and for the construction of some of the dwellings.

Much of the excavation will likely be in hard to very hard to hard clayey silt or bedrock. We anticipate that mechanical excavation equipment will be sufficient to complete most of the excavations. Blasting may be required in areas if strong bedrock is encountered.

All excavations and trenching must conform to WorkSafeBC requirements, or a professional engineer must review any excavations exceeding 1.2 m in depth prior to worker entry.

6.9 Utility Installations

As part of the development all building lots will have to be serviced. Conventional trenched excavation methods are likely to be suitable for the installation of services for this project.

6.9.1 Temporary Excavation

Temporary excavations will be required for the installation of services. The depth of excavations will be based on the civil design for the project. Generally, conventional trenches with pre-engineered steel shoring



cages are considered suitable for this project. Provided that excavations are sufficiently dewatered. All excavations exceeding 1.2 m in height must be completed in accordance with WorksSafeBC regulations.

Dry excavations should be maintained at all times. We anticipate that dewatering by submersible pump will be sufficient to keep up with the inflow of water into most excavations. If maintaining a dry excavation is not possible with use of submersible pumps, it may be required to engage a specialist dewatering contractor to provide recommendations for maintaining a dry excavation.

6.9.2 Blasting

In areas where near surface bedrock exists, it may be required to blast the bedrock to achieve proper grading and coverage of service pipes. If blasting is required care should be taken as to not over-blast the subgrade. All blasted materials should be removed from trenches and replaced with engineered fill.

6.9.3 Backfill

Any grade reinstatement beneath pavement sections should be completed with "engineered fill". In the context of this report any "engineered fill" is defined as clean sand to sand and gravel fill, containing less than 8% fines, compacted in lifts to a minimum standard of 95% of its Modified Proctor Maximum Dry Density (ASTM D1557) while at a moisture content that is within 2% of its optimum for compaction.

6.9.4 MMCD Specifications

All servicing work should be completed in accordance with MMCD specifications and standards.

7.0 CLOSURE

This report is prepared solely for use by our client and their design team for this project as described to the general standards of similar work for similar projects in this area and no other warranty of any kind is expressed or implied. Frontera Geotechnical Inc. accepts no responsibility for any other use of this report.

We are pleased to assist you with this project, and we trust this information is helpful and sufficient for your purposes at this time. Please do not hesitate to call the undersigned if you require clarification or additional details.

Yours truly,

Frontera Geotechnical Inc.

Reviewed by:

Jaret Bull, M.A.Sc.
Project Manager

Dec 23, 2021

#1001392

Steven Fofonoff, M.Eng., P.Eng.
Principal



MINATO ROAD DEVELOPMENT UCLUELET

Traffic Impact Assessment

PERMIT TO PRACTICE
WATT CONSULTING GROUP LTD.
SIGNATURE _____
DATE _____
PERMIT NUMBER 1001432
ENGINEERS & GEOSCIENTISTS
BRITISH COLUMBIA

Author: MJ Oh –
Transportation Technologist

Reviewer: Andy Kading, P.Eng., P.E. –
Transportation Engineer

Date: 2022 Feb 28
File No.: 3235.B01

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1.0 INTRODUCTION

Watt Consulting Group was retained by Pirate Bay Holdings to conduct a traffic impact assessment for the proposed residential housing development at 221 Minato Road in Ucluelet, BC. This study assesses the traffic impacts of the proposed land use, reviews traffic conditions at key intersection, and assesses the need for any mitigation measures. The study reviews the opening day traffic operations along with full build-out and long-term conditions for all modes of transportation.

1.1 STUDY AREA

The site is located on the north-west corner of Peninsula Road / Minato Road in Ucluelet. See **Figure 1** for the study area and location. The study area site access roads including the key intersection of Peninsula Road / Minato Road.



Figure 1: Study Area and Site Location



2.0 EXISTING CONDITIONS

2.1 LAND USE

The site is located in the north-west side of the town and is mostly undeveloped, although some site works are present mainly in the form of several dirt roads. According to the current zoning map, the site is designated as rural residential (RU) and parks (P-1). The area surrounding the proposed site is single-family residential (R-1), guest house (GH), and former Weyco Forest Lands (CD-5). The draft 2020 OCP land use suggests single family and commercial on the site.

2.2 ROAD NETWORK

The proposed site is accessed from Minato Road via Peninsula Road. Peninsula Road is the main highway along this section of Vancouver Island's west coast and connects the community of Ucluelet to Hwy 4 (Tofino and Port Alberni). Peninsula Road is considered running north-south overall, but the road runs east-west around Minato Road. Minato Road is a rural access road with a low volume allowing one-way travel. The intersection of Peninsula Road / Minato Road is stop-controlled (on Minato Road) and three-legged. At the intersection, there is a gravel taper for the westbound right turn, and there is no left turn lane provided for eastbound traffic on Peninsula Road. On Peninsula Road near the site the posted speed limit changes to 70 km/h just 100m west of Minato Road. The Minato Road intersection is within a 50 km/h speed zone.

2.3 TRAFFIC VOLUMES

2.3.1 ESTIMATE OF SUMMER PEAK HOUR VOLUMES

Traffic counts were collected from the MoTI's permanent count data (Site: Ucluelet P-13-7NS-CY). The count site (0.5 km south of Route 4) is located on Ucluelet Road 5.5 km north of Minato Road.

Examination of the count data revealed that the months of July and August had the highest traffic volumes. To establish summer peak hour volumes, data was chosen from hourly traffic data (weekdays and non-holidays only) measured in July and August of



2018 and 2019 to avoid the pandemic period. It was identified that the weekday peak hour volumes were slightly greater than the weekend peak.

Table 1 summarizes average weekday peak hour volumes for July & August of 2018 and 2019. The peak hour typically occurs in the weekday afternoons during 4:00 – 5:00 PM. At the Ucluelet Road count site, weekday peak hour volumes are estimated to be 186 vehicles for the northbound and 295 vehicles for the southbound (two-way total 481 vehicles). It was assumed that 10% of the total volume is absorbed into the side streets between Highway 4 and Minato Road. Therefore, for the opening day analysis, background (existing) peak hour volumes were estimated at 266 vehicles for the eastbound and 167 vehicles for the westbound (two-way total 433 vehicles) on Peninsula Road at Minato Road. These volumes were used as base volumes for opening day background conditions after an adjustment factor was applied.

TABLE 1: MOTI DATA SUMMER PEAK HOUR VOLUMES*

	2018 Jul	2018 Aug	2019 Jul	2019 Aug	Avg
Northbound	179	195	184	187	186
Southbound	294	296	280	310	295
Two-way Total	473	491	464	497	481

*Weekday (non-holiday) average peak hour volumes of Jul/Aug in 2018/2019

2.3.2 GROWTH RATE FOR 10-YEAR HORIZON BACKGROUND

For the 10-year horizon conditions analysis, an annual average growth rate on Ucluelet Road was estimated at **3.5%** based on AADT data between 2010 and 2019 from the MoTI’s count data. The estimated 3.5% growth rate is consistent with MoTI’s historical growth factors at the adjacent Route 4 count sites (3.1% for UTVS No. 208 / 4.1% for UTVS No. 209). See **Table 2** for the historical AADT data for Ucluelet Road.

TABLE 2: HISTORICAL AADT FOR UCLUELET RD

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
AADT	2468	2374	2222	2159	2442	2753	3071	3238	3266	3360



2.4 TRAFFIC MODELLING – BACKGROUND INFORMATION

Analysis of the traffic conditions at the intersections within the study area were undertaken using Synchro software (for signalized and stop-controlled intersections).

Synchro / SimTraffic is a two-part traffic modelling software that provides analysis of traffic conditions based on traffic control, geometry, volumes, and traffic operations. Synchro software is used because of its ability to provide analysis using the Highway Capacity Manual (2010) methodology, while SimTraffic integrates established driver behaviours and characteristics to simulate actual conditions by randomly “seeding” or positioning vehicles travelling throughout the network. These measures of effectiveness include level of service (LOS), delay and 95th percentile queue length.

For modeling results the delays and type of traffic control are used to determine the Level of Service (LOS). LOS is broken down into six letter grades with LOS A being excellent operations and LOS F being unstable / failure operations. LOS C is generally considered to be an acceptable LOS by most municipalities. LOS D is generally considered to be on the threshold between acceptable and unacceptable operations. A description of LOS and Synchro is provided in **Appendix A**.

3.0 POST DEVELOPMENT ANALYSIS

3.1 PROPOSED LAND USE

The proposed development is a mix of three residential types consisting of 58 waterfront home units (single family housing) with 32 owner-occupied or long-term rental suites, 45 family home units (1,500 sq. ft), and 94 rental housing units (550 sq.ft). A proposed concept site plan can be seen in **Figure 2**.



Figure 2: Proposed Site Plan

3.2 SITE ACCESS

A site access is proposed on Minato Road 90m north of Peninsula Road. Minato Road should be upgraded to the municipal standards for local roads.

3.3 TRIP GENERATION

Trip generation rates were estimated using the 11th Edition of the *ITE Trip Generation Manual*. The PM peak hour is considered the governing peak hour and will be used for the opening day analysis.

Table 3 shows the estimated trips generated by the proposed land uses. The development will generate **145** vehicles during the PM peak hour with full build out.



TABLE 3: PEAK HOUR TRIP GENERATION

ITE Land Use		Weekday PM			Generated Trips		
Code	Description	Rate	In	Out	Total	In	Out
210	Single-Family Detached 58 Units	0.94	63%	37%	55	35	20
215	Single-Family Attached 45 Units	0.57	57%	43%	26	15	11
220	Multi-Family Housing (Low-Rise) 126 Units	0.51	63%	37%	64	40	24
Total					145	90	55

3.4 TRIP ASSIGNMENT

The trips generated by the proposed development were distributed and assigned based on existing traffic patterns on Peninsula Road, and key destinations / origins for traffic in the area. Peninsula Road runs east-west at Minato Road. To the west is Tofino or Port Alberni.

The following is the site's trip distribution for the PM peak hour:

- 60% of site trips total are from / to Peninsula Road West
- 40% of site trips total are from / to Peninsula Road East (Ucluelet)

The resulting trip assignment for the PM peak hour is shown in **Figure 3**.

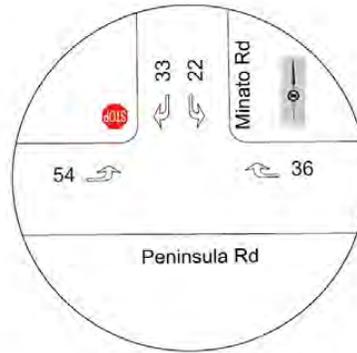


Figure 3: Trip Assignment

3.5 OPENING DAY POST DEVELOPMENT CONDITIONS

The opening day post development conditions were analyzed by adding the development trips to the background traffic volumes. See **Figure 4** for opening day post development volumes during the PM peak hour.

The intersection of Peninsula Road / Minato Road will operate at a LOS A/B for all movements during the PM peak hour with full build out. The eastbound left 95th percentile queue length was estimated at 10m on Peninsula Road at Minato Road. For potential safety improvements at the intersection, the need for turn lanes is discussed in **Section 4.0**. See for **Table 4** for opening day post development conditions at Peninsula Road / Minato Road.

TABLE 4: OPENING DAY POST DEVELOPMENT AT PENINSULA RD / MINATO RD

MOVEMENT	Opening Day Post Development – PM Peak			
	LOS	Delay (s)	Queue (m)*	v/c
EBL	A	7.8	9.9	0.05
EBT	A	0	-	-
WBTR	A	0	0	-
SBLR	B	11.8	14.8	0.115

*Note: 95th Queues based on SimTraffic results (averaged from five simulation runs)

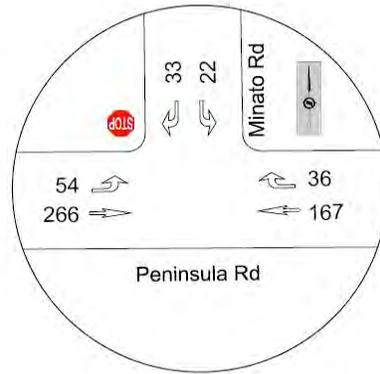


Figure 4: Post Development PM Peak Hour Volumes

3.6 10-YEAR HORIZON POST DEVELOPMENT CONDITIONS

The 10-year horizon post development conditions were analyzed by adding the development trips to the 2032 background traffic volumes. For the 10-Year Horizon analysis, through volumes on Peninsula Road increase by a total of 41% (annual growth rate: 3.5%) compared to the opening day background. See **Figure 5** for 10-Year horizon post development volumes.

In 2032 with 10-year horizon post development, the intersection of Peninsula Road / Minato Road will continue to operate at a LOS A/B for all movements during the PM peak hour. The eastbound left 95th percentile queue length was estimated at 14.7m on Peninsula Road at Minato Road. For intersection safety, potential treatments will be discussed in **Section 4.0**. See for **Table 5** for 10-year post development conditions at Peninsula Road / Minato Road.



TABLE 5: 10-YEAR POST DEVELOPMENT AT PENINSULA RD / MINATO RD

MOVEMENT	Opening Day Post Development – PM Peak			
	LOS	Delay (s)	Queue (m)*	v/c
EBL	A	7.9	14.7	0.052
EBT	A	0	-	-
WBTR	A	0	1.8	-
SBLR	B	13.5	15.1	0.14

*Note: 95th Queues based on SimTraffic results (averaged from five simulation runs)

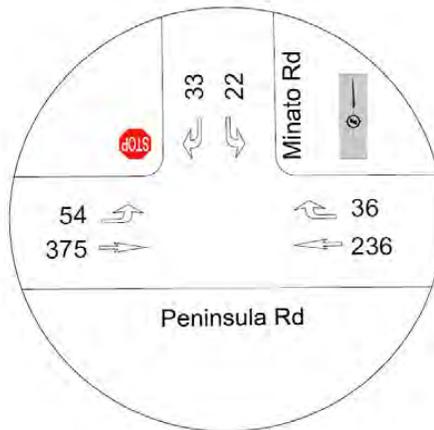


Figure 5: 10-Year Horizon Post Development Volumes

4.0 TURN LANE WARRANT ANALYSIS

4.1 LEFT TURN LANE WARRANT REVIEW

4.1.1 SHORT TERM NEED

While the traffic conditions are excellent along the Peninsula Road approaches, left-turning vehicles may introduce safety concerns that could merit consideration of an eastbound left turn lane at Minato Road. Therefore, a left-turn lane warrant analysis was conducted for eastbound Peninsula Road traffic. The warrant procedure used is that from the BC MoTI's *Left Turn Lane Warrant Manual*, which is based on PM peak hour volumes in the opening year. For the opening day post development volumes, a left turn lane is not



warranted based on the chart analysis (design speed 50km/h, left turn ratio 20%). Therefore, no eastbound left turn lane is required on Peninsula Road at Minato Road in the short term with the development. See **Figure 6** for the left turn lane warrant review for opening day.



Figure 6: Left Turn Lane Warrant Review (Opening Day with Full Build Out)

4.1.2 LONG TERM NEED

A left turn lane warrant analysis was also conducted for the Peninsula Road / Minato Road intersection with 10-year horizon volumes. In the 10-year horizon post development year, an eastbound left turn lane is warranted with a 15 m storage lane. See **Figure 7** for the left turn lane warrant review with 10-year horizon post development volumes. As such a 15 m long left turn lane is recommended as part of the intersection design. The warrant analysis was also checked for a trigger point which requires a left turn lane as the development (phases) makes progress; until 80% (proportionally applied to each land use type) or less of the total proposed dwelling units, a left turn lane is not warranted based on 10-year horizon peak hour volumes.



Figure 7: Left Turn Lane Warrant Review (10-Year Horizon Post Development)

4.2 TURN LANE REVIEW

4.2.1 RIGHT TURN LANE

The MoTI's turn lane warrant manual does not provide volume warrant charts for a right turn lane. Estimated turning volumes at Peninsula Road / Minato Road exceed MoTI's private access definition (turning volumes total >100 vph and right turn volume >30 vph). Therefore, the intersection of Peninsula Road / Minato Road should be designed based on the drawings in MoTI's Supplement to TAC Geometric Design Guide (Figure 710.F Rural Local Intersection).

For a westbound right lane treatment, a direct taper should be used rather than a parallel right deceleration lane as the speed is low (50km/h), right turning volumes are relatively low (<40 vph), and no queueing issue were found. The intersection should be designed such that the westbound right lane has a direct taper of 55m, and that the raised islands see in in Figure 7.10F are excluded. The islands are not needed due to the low speed and low volume of traffic estimated at Minato Road, and their presence will increase the crossing distance and complexity for people accessing the multiuse trail.



4.2.2 ACCELERATION LANE

The right turn movement from Minato Road would not require the need for an acceleration lane along the westbound of Peninsula Road. Analysis results show LOS A/B for the right turn movement from Minato Road. It is expected that on Peninsula Road, estimated westbound through volumes are not significant, with 280 vph (projected 2032 volumes). The traffic conditions (moderate volumes and 50 km/h speed) will contain enough gap opportunities that right turning vehicles turning onto Peninsula Road will not need the acceleration lane.

5.0 ACTIVE TRANSPORTATION

5.1 PEDESTRIANS / CYCLING FACILITIES

According to the site plan, the development proposes dedicating 30m along the shoreline to park (P1) for the extension of the Wild Pacific Trail. Along Minato Road a 10m land dedication is also planned for a trail connecting to the waterfront.

A multi-use path parallels Peninsula Road's south side, which is usable by both pedestrians and cyclists. On Peninsula Road at Minato Road, a pedestrian crossing warrant review was undertaken based on the *Pedestrian Crossing Control Manual for BC*. At the potential crossing location, enough stopping sight distance is provided for through vehicles on Peninsula Road.

Based on the following information, a warrant model was assessed for the appropriate crossing control device:

- Traffic volume = 701 veh/h (2032 post development volume)
- Pedestrian count = 10 persons assumed (5 adults, 3 children, 2 elderly)
- Roadway cross section = 2 lane (7.5m wide)
- Signal progression = none (Pattern A selected)
- Speed limit = 50 km/h
- Population = < 10,000



Warrant Analysis Result

1. EAU = (5 times 1) + (3 times 2) + (2 times 1.5) = 14
2. Crossing opportunities (Manual Figure 3.5A, Pattern A) = 147
3. Device (Warrant Chart Figure 3.5E) = Not Warranted

Figure 9 (Manual Warrant Chart Figure 3.5E) indicates a **Not Warranted** level (> 120) for crossing opportunities/hour. At the potential crossing location, as crossing opportunities are greater than 120, a pedestrian crossing device is not warranted regardless of crossing pedestrian counts. Therefore, no pedestrian crossing device is required on Peninsula Road at Minato Road. See **Figure 8 / 9** for the pedestrian crossing warrant chart review.

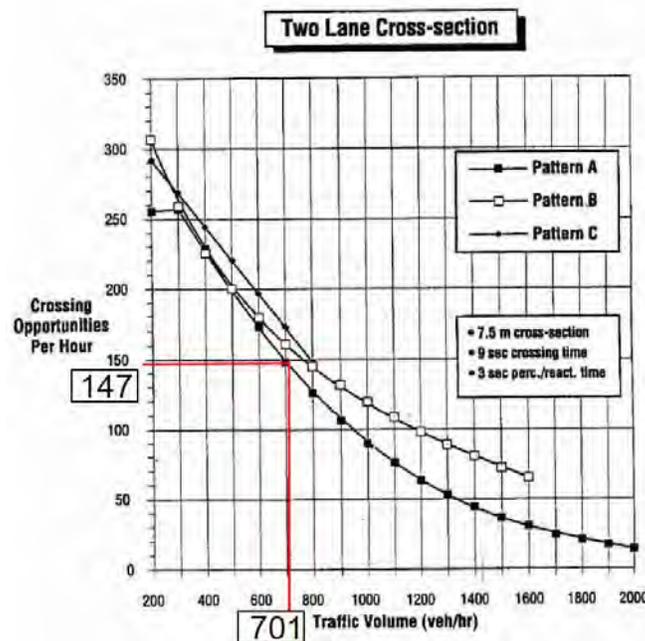


Figure 8: Crossing Opportunities Chart Review

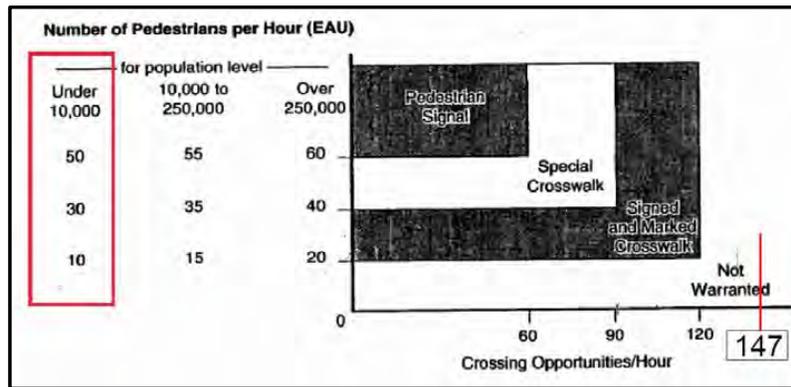


Figure 9: Pedestrian Crossing Warrant Chart Review

5.2 TRANSIT

There is no public transit service in Ucluelet. There are transportation services provided by private companies in Ucluelet. There is a direct bus service (Fraser Lane Transit Stop) between Nanaimo and Ucluelet and services once a day (every day). BC Transit is preparing to introduce transit service between Tofino and Ucluelet in the near future.

6.0 SIGHTLINE AND SAFETY REVIEW

Sightline and other safety aspects were reviewed. See **Appendix B** for a sightline graphic.

The Transportation Association of Canada (TAC) specifies sightline distances for vehicles turning onto a road from a stop condition for both left and right turns. For left turns from a stop on a 50km/h roadway 105m of clear sightline is needed, and 95m is needed for a right turn.

The sightline review showed clear sightlines well beyond the 105m threshold, with no obstructions, significant roadway curvature, or other impediments; sightlines have been met for both left and right turns from a stop condition. Within the graphic in **Appendix B** there are Google Street View images showing the sightlines from the view of vehicles



approaching Minato Road from both the east and west. These images show the clear sightlines from both a horizontal and vertical perspective. There is a small hill to the west of Minato Road, but the crest of the hill (and any corresponding visual impediments due to it) is more than 120m from the mouth of Minto Road, well beyond the 105m of clear sightline.

As the area around Minato Road is an undeveloped rural area there are no other obvious safety issues to be seen.

7.0 CONCLUSIONS

The proposed development will generate 145 trips during the PM peak hour. The impact analysis was undertaken with summer peak hour volumes as a worst-case scenario. At the key intersection of Peninsula Road / Minato Road, no capacity issue was found with the development in the short and long terms. All movements will operate at LOS A/B during the PM peak hour in the long term. However, Minato Road should be upgraded to the municipal road based on the design standards for local roads.

At the intersection, a typical highway intersection design treatment would be required based on the MoTI design standards. An eastbound left turn lane is not warranted based on the opening day post development volumes. However, the left turn lane is warranted based on 2032 post development volumes. The trigger point for the left turn lane would be 80% of the units being built. A westbound right lane should be installed with a 55m direct taper. No raised islands are recommended.

No sightline or other safety issues were found.

Around the site, new trail connections will be provided for pedestrians and cyclists. A paved multi-use trail passes along the south side of Peninsula Road. A pedestrian crossing facility is not required on Peninsula Road at Minato Road based on the warrant review with estimated traffic volumes for the long term.



8.0 RECOMMENDATIONS

The following recommendations are made for the proposed development:

- At Peninsula Road / Minato Road, an eastbound left turn lane (15m storage) is required in the long term with full build out. The trigger point for the left turn lane is an 80% progress level of the proposed land uses.
- At Peninsula Road / Minato Road, a westbound right lane is required with a 55m direct taper.
- Minato Road upgrade as per municipal cross section standards for local roads.



APPENDIX A: SYNCHRO INFORMATION



SYNCHRO MODELLING SOFTWARE DESCRIPTION

The traffic analysis was completed using Synchro and SimTraffic traffic modeling software. Results were measured in delay, level of service (LOS) and 95th percentile queue length. Synchro is based on the Highway Capacity Manual (HCM) methodology. SimTraffic integrates established driver behaviours and characteristics to simulate actual conditions by randomly “seeding” or positioning vehicles travelling throughout the network. The simulation is run five times (five different random seedings of vehicle types, behaviours and arrivals) to obtain statistical significance of the results.

Levels of Service

Traffic operations are typically described in terms of levels of service, which rates the amount of delay per vehicle for each movement and the entire intersection. Levels of service range from LOS A (representing best operations) to LOS E/F (LOS E being poor operations and LOS F being unpredictable / disruptive operations). LOS E/F are generally unacceptable levels of service under normal everyday conditions.

The hierarchy of criteria for grading an intersection or movement not only includes delay times, but also takes into account traffic control type (stop signs or traffic signal). For example, if a vehicle is delayed for 19 seconds at an unsignalized intersection, it is considered to have an average operation, and would therefore be graded as an LOS C. However, at a signalized intersection, a 19 second delay would be considered a good operation and therefore it would be given an LOS B. The table below indicates the range of delay for LOS for signalized and unsignalized intersections.

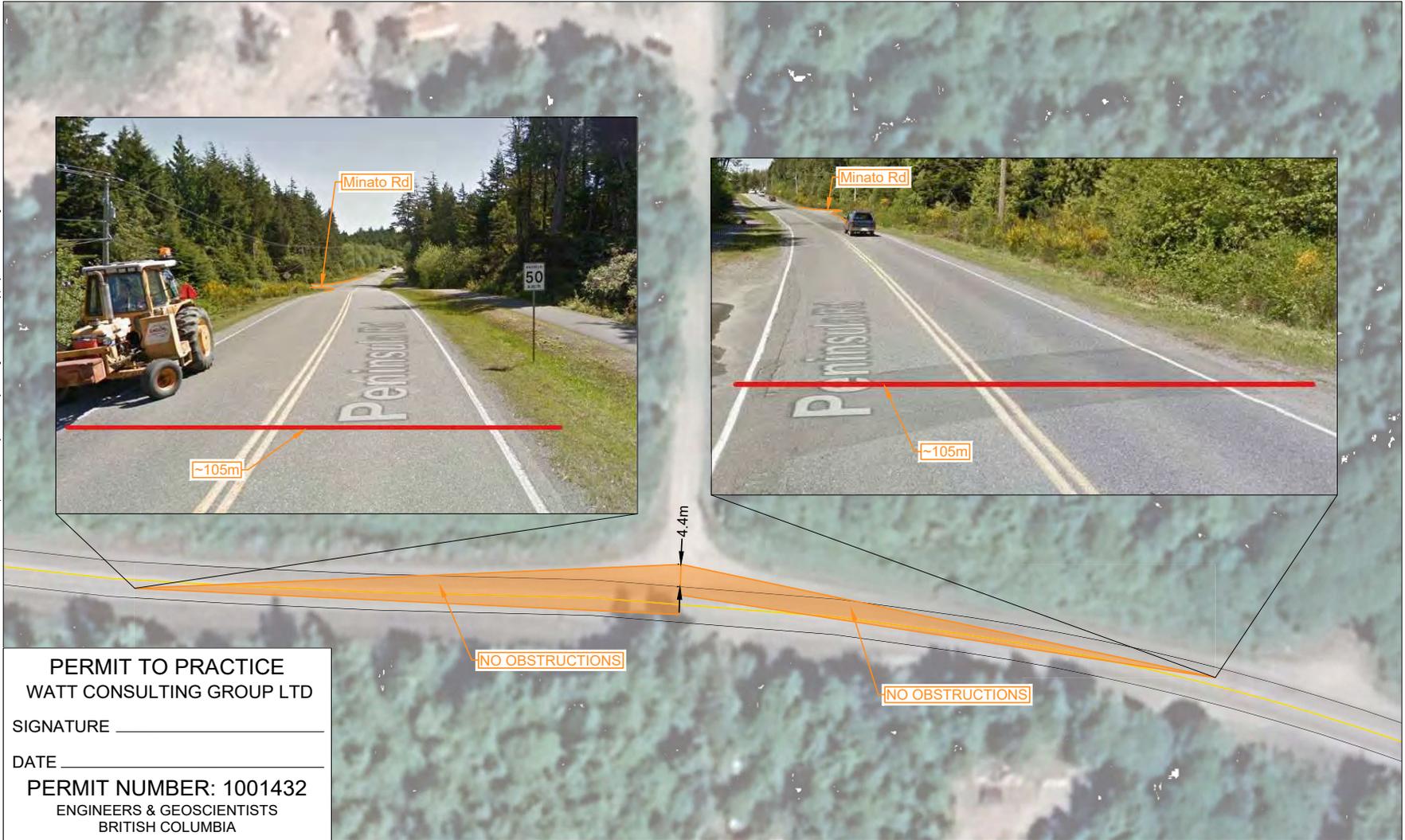
Table A1: LOS Criteria, by Intersection Traffic Control

Level of Service	Unsignalized Intersection Average Vehicle Delay (sec/veh)	Signalized Intersection Average Vehicle Delay (sec/veh)
A	Less than 10	Less than 10
B	10 to 15	11 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	More than 50	More than 80



APPENDIX B: SIGHTLINE REVIEW

PROJECT: V:\Project Files\2025 - 221 Minato Road TIA - Analysis\Signature Review\SL Review.dwg
 PLOTTED BY: Andy Keating
 PLOT DATE: 2/25/2025 1:35 PM
 These Design Documents are prepared solely for the use by the party with whom the Design Professional has entered into a contract, and there are no representations of any kind made by the Design Professional to any party with whom the Design Professional has not entered into contract.



PERMIT TO PRACTICE
WATT CONSULTING GROUP LTD
 SIGNATURE _____
 DATE _____
PERMIT NUMBER: 1001432
ENGINEERS & GEOSCIENTISTS
BRITISH COLUMBIA



Calgary, Edmonton, Lloydminster,
 Okanagan, Vancouver, Victoria
WATTCONSULTINGGROUP.COM

TITLE: Minto Road Sightline Left Turn From Stop		
DESIGNED:	DRAWN: AJK	SCALE: NOT TO SCALE
DATE: 2022-02-25	DRAWING NO:	REV. 0

DISTRICT OF UCLUELET
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE
Tuesday, May 24, 2022 at 5:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Donna Monteith, Acting CAO /Chief Financial Officer
 Bruce Greig, Director of Community Planning
 James MacIntosh, Director of Engineering Services
 Paula Mason, Manager of Corporate Services
 Samantha McCullough, Executive Assistant

Regrets:

1. CALL TO ORDER

1.1 The meeting was called to order at 5:30pm.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 The Committee acknowledged the Yuułu?it?ath on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

3.1 Audience members and delegates were advised that the proceeding was being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.

4. LATE ITEMS

4.1 There were no late items.

5. APPROVAL OF AGENDA

5.1 May 24, 2022 Committee of the Whole Agenda

2022.2024.COW *It was moved and seconded THAT The Committee adopt the May 24, 2022 Committee of the Whole agenda as presented.*

CARRIED.

6. CHAIR'S ANNOUNCEMENT

7. REPORTS

7.1 Presentation by Minato Development Co.
Chris Bozman

Mr. Bozman was available to answer questions from the Committee. He mentioned that the developers held a public information Open House on May 18, 2022 with a fairly good turn out.

**7.2 Proposed “Minato Bay” Housing Development - 221 Minato Road
Bruce Greig, Director of Community Planning**

Mr. Greig gave an overview of his report. He described what the current median income is in Ucluelet, as well as what type of housing that income can afford. He went on to specify the difference between affordable housing and attainable housing.

DISCUSSION

The Committee asked if the developer is prepared to commit to affordability being a component of the development. Mr. Bozman answered that 10% of the rental housing would be affordable as defined through BC Housing. Regarding the non-rental, ownership side of the project, their goal is to accommodate local, community people, working within numbers of average annual incomes. Regarding prices, construction costs make it very challenging to keep prices low, but the developer is working with CMHC and BC Housing, to try to get various approaches on programs that help to get people into new housing in an affordable way. That said, he made the point that they cannot go much further into discussions with CHMC or BC Housing until they get to the development permit stage.

Mr. Greig displayed a slide from the 2021 West Coast Housing Needs Assessment, which illustrates how the market price of housing has rapidly diverged from what can be afforded by most households in the community. He also showed 2021 Census data which shows the median income to be approximately \$62,000. Mr. Greig described how there are various mechanisms can be used to ensure that the affordability and attainability carries through, such as conditions and covenants placed on the land title. Mr. Bozman commented that they would be fine with this type of arrangement.

The Committee asked if park dedications and shorelines will be covenanted onto the property. Mr. Bozman answered that the shoreline park and Wild Pacific Trail (WPT) extension lands, could be given to the District of Ucluelet. The Committee asked how the land would connect to the existing WPT or future trail networks. Mr. Bozman showed on a slide where their property could potentially connect with the Ancient Cedars Trail. The Committee inquired about current parking and what the future parking plan looks like for trail users. Although nothing has been finalized at this stage, Mr. Bozman said that conversation

regarding future parking options can be included in engineering talks when planning the offsite civil designs.

The Committee inquired about the 47 waterfront properties with STRs units below. The concern expressed was with each of these being whole house rentals. Mr. Bozman is hoping that the upper units would be subsidized housing, with the lower units being constructed for B&B or short-term rental use. He mentioned that they will need some market-value units in order to keep the other housing prices lower.

The Committee asked what the amenity component of the proposal is. Mr. Bozman suggested covered gathering places with concrete tables, that would be used as community spaces.

The Committee asked for clarification if the development is planned to be free-hold or strata. Mr. Bozman said there may be a stratified component, but it would likely be a bare-land strata with free-hold dwellings on it.

The Committee had some questions regarding being with the tsunami flood hazard zone. Are their engineers certain that with this in mind, they'll be able to subdivide all the lots as shown in the plans? The developer is currently working with a coastal engineering firm and their geo-tech to create a more detailed modelling of what the tsunami risk threshold will be on the property. Within 2-3 weeks there should be detailed reporting on the subject.

The Committee commented that the plans appear to propose development of the lower lands in the later phases, with zoning focusing on the phases of the project located on the higher grounds being developed first. Mr. Bozman answered that Phase 1 (high ground) and Phase 2 (low ground) would be zoned as one package, with Phase 2 having a covenant registered requiring additional engineering being required prior to proceeding.

The Committee asked staff what about the flood mapping of this project is different than the flood mapping that was done for Lot 13? Mr. Greig clarified that nothing is different. The map on shows in the same manner, all flood risk hazard zones that the developer will need to meet additional engineering requirements before being able to build within the identified hazard zone.

Mayor Noël expressed his support of the project, stating that this development will appeal to people who are willing to buy into higher density housing, while being careful to ensure the protection of the

shoreline and the trails. He asked what kind of density bonuses are potentially available to the District to offset some of the additional pressure and associated costs it adds on the community and its services when adding highly dense developments to the area ie. additional parking, parks and general capacity of services? As the location of the project is outside of town the tranquil quaintness of the centre of town should not get affected too much. Mayor Noël commented that more 2-3 bedrooms are needed in the proposed 70 rental units versus 1 bedroom units. He is pleased to see a developer who is willing to work with the Planning Department to create a more diverse range of housing options.

The Committee mentioned that the optimal solution would be a development that provides long-term housing with no nightly rental units, but one that could include a long-term rental suites downstairs instead. Mr. Bozman offered to prepare an economic study of the site with no nightly rentals involved, to see what the results look like and bring it back to Council for review. He feels that there does need to be something at those higher values incorporated into the project to offset the community housing, and would like to prepare a proper business case with data to lean on when making a decision.

Mayor Noël inquired about the plans for access to the property. Where would the potential access point be coming off Peninsula Road? He suggested that perhaps access coming off Minato Road would be preferable for Phase 1 property owners. it was also mentioned that more than one access point would be needed for a development of this size. Mr. Bozman said that although it is still early days, they have engaged a traffic engineer to look at various safe, clear-sighted access points, and potentially a safe turning lane for traffic coming into town..

The Committee asked what impact the development would make on existing water and sewer services.

Mr. MacIntosh, Director of Engineering Services for the District of Ucluelet spoke to the status of and impact to, the five civil services. (Sewer/Water/Electric/Roads/Stormwater)

Sewer: The three lift stations located at Peninsula, Hemlock and Fraser are near the end of their life and are also near their maximum capacity, so essentially any development upstream of those lift stations will require them to be upgraded/replaced to a current standard. The service lines have quite a bit of capacity and useful life left.

Water to site: As there has only been theoretical studies to date, it is recommended that an onsite analysis be reviewed in combination with the development progression.

Electricity: BC Hydro has reviewed the development in concept and feels there is enough system capacity to service the site.

Roads: There has been some concern about a blind spot for traffic travelling south on Peninsula Road and turning left onto Minato Road, causing an unsafe condition. Additionally, Minato Road seems to be out of line with the long-term planning for the area, and although the District has not been prescriptive about that as of yet, we are looking for better way to manage that infrastructure.

Stormwater: Onsite management is preferred and quality of such is being asked of the developer to prove out.

The Committee commented that the developer's Open House the week prior showed a combination of housing types that would appeal to both a young family starting out, having children and moving to a larger unit, and eventually downsizing back into a smaller unit after the family has aged. Mr. Bozman commented that through the CMHC program, there are "aging in place" standards that need to be met, ensuring that there is availability for families to not only move into larger homes, but to downsize also.

The Committee suggested adding a bit more green space to the project's business case scenario, to which Mr. Bozman was not opposed.

8. PUBLIC INPUT

8.1

In person Speakers:

Greg Rawlston - 338 Yew Street

Mr. Rawlston asked the Committee to consider the impact adding such a large development will have on the community's services such as the ambulance, the doctor's office and the hospital.

The Committee commented that the BC Ambulance is anticipating upcoming growth in the region, the upcoming replacement of the Fire Hall is being planned with expansion of the community in mind, and that in order to address the current issues that already exist in town, we need some growth to generate funds to continue to upgrade and grow our infrastructure.

Barbara Schramm - 1958 Bay Street

Ms. Schramm spoke on behalf of the Wild Pacific Trail Society. Although the society understands the pressure to grow as a community, they are

concerned about their ability to reach and educate people staying in short-term rentals for just a couple of nights, about the protection of the mudflat areas around the development. She also drew attention to the potential increase in traffic using the trail access off the highway needing more parking spaces.

Susan Lee - 1162 Helen Road

Ms. Lee advised that she is currently educating herself on how permits/processes work, but wondered if there is a method of analyzing all the projects that are planned for the coming years in an accumulative way?

Mayor Noël mentioned that the District has more information available to them now than ever before, such as Land Use studies highlighting growth potential, location of old growth and fish bearing streams in the area, the Official Community Plan etc. Mr. Greig spoke to the fact that the OCP showed what growth we wanted, then each development is sized according to it.

Ms. Lee stated that although these projects are being applauded for accommodating housing, the same issues will re-occur in a few years.

The Committee asked if, when the development units come to market, will the units will be offered to locals first? Mr. Bozman answered that currently locals are the first to know of the project, but as the word gets out there others will come to know of it. He re-iterated the total project's long horizon would still be 10+ years until completion. Problems such as lack of services are already here, and we need to attract the right people in order to maintain full services.

Email to community@ucluelet.ca:

Laurie Crozier - #8 430 Orca Crescent

Ms. Crozier wrote in opposition to growth in the community. She expressed concerns about further clearing of trees and land, and impact on infrastructure.

Mr. Bozman clarified that the land on Minato Road was cleared prior to their purchasing it and that they are actively working with conservation groups to figure out carbon calculations for both the current project and for what was done to the land prior under previous ownership. The architectural design of this project has a large focus on preserving the trees and natural environment that are left.

Mayor Noël said he would like to see this project go to the next step, knowing that there are more hoops along the way such as

rezoning/subdivision etc. Ms. Lee asked if the community will have any input in the design. Mayor Noël answered there will be many opportunities for public input throughout the process.

There was no further public input.

9. ADJOURNMENT

9.1 The meeting was adjourned at 6:58pm.

CERTIFIED CORRECT: Minutes of the Committee of the Whole Meeting held on Tuesday, May 24, 2022 at 5:30 pm in the Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

Mayco Noël, Mayor

Paula Mason, Deputy Corporate Officer

DRAFT

DISTRICT OF UCLUELET
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE
Tuesday, June 7, 2022 at 5:00 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole (via Zoom), Hoar, Kemp, and McEwen
 Staff: Duane Lawrence, Chief Administrative Officer
 Bruce Greig, Director of Community Planning
 Paula Mason, Manager of Corporate Services

Regrets:

1. CALL TO ORDER

1.1
The meeting was called to order at 5:00pm.

2. ACKNOWLEDGEMENT OF THE YUULU?I?ATH

2.1
Council acknowledged the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

3.1
Audience members and delegates were advised that the proceeding was being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.

4. APPROVAL OF AGENDA

4.1 June 7, 2022 Special Agenda

2022.2023.SPECIAL *It was moved and seconded THAT Council adopt the June 7, 2022 Special Agenda as presented.*

CARRIED.

5. ADOPTION OF MINUTES

6. PUBLIC INPUT & DELEGATIONS

6.1 Public Input

There was no public input.

6.2 Delegations

There were no delegations.

7. **UNFINISHED BUSINESS**

8. **BYLAWS**

8.1 **Minato Bay Housing Development - 221 Minato Road
Bruce Greig, Director of Community Planning**

Mr. Greig gave an overview of his report and presented to Council both the draft bylaw and zoning conditions for review.

The applicant was given the opportunity to speak. Mr. Bozman of Minato Bay Developments noted that since the feedback received at the May 24, 2022 Committee of the Whole, the developers are pleased to say that they are working towards providing only long-term housing within the project and no short-term rentals.

Council asked how the percentages of how many rental units were 1, 2 or 3 bedroom units came about. They noted that the percentage of 3-bedroom units, which would accommodate families, is a bit low.

Mr. Bozman clarified that the rental side of the available properties consisting of 40% being 1-bedrooms, 40% being 2-bedrooms, and 20% being 3-bedrooms, makes sense to allow for efficient use of available square footage. Regarding the units on the ownership side of the project, he said that although they are still in the early stage of planning, he feels its likely the ratio would be equal amounts of 2-bedroom and 3-bedroom units and no 1-bedroom units.

2022.2024.SPECIAL *It was moved and seconded THAT Council, with regard to the proposed housing development at 221 Minato Road:*

1. *Give first reading to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;*
2. *Give second reading to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;*
3. *Direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;*
4. *Indicate to the applicant and the public that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022, would be subject to registration of a Section 219 restrictive covenant on the title of the property at 221 Minato Road as outlined in Staff Report No. 22-74 to ensure, as a matter of public interest, that the land uses, infrastructure, park dedication, trail construction, housing affordability and tenancies, buildings, site works, and landscaping be developed as proposed to the community.*

CARRIED.

9. NOTICE OF MOTION

9.1

There were no notices of motions.

10. CORRESPONDENCE

10.1

There were no correspondence items.

11. MAYOR'S ANNOUNCEMENTS

12. COUNCIL COMMITTEE REPORTS

12.1 Councillor Marilyn McEwen

Deputy Mayor January 1 - March 15, 2022

12.2 Councillor Lara Kemps

Deputy Mayor March 16 - May 31, 2022

12.3 Councillor Jennifer Hoar

Deputy Mayor June 1 - August 15, 2022

June 1, 2022: Attended the Wild Pacific Trail Society meeting

June 5, 2022: Attended the Wild Pacific Trail Society's visioning session

12.4 Councillor Rachelle Cole

Deputy Mayor August 16 - October 31, 2022

12.5 Mayor Mayco Noël

13. QUESTION PERIOD

13.1

There was one letter received to communityinput@ucluelet.ca and read into the record from Shari Hayward, who is in support of the Minato Bay Project.

14. ADJOURNMENT

14.1

The meeting was adjourned at 5:27pm.

CERTIFIED CORRECT: Minutes of the Special Council Meeting held on Tuesday, June 7, 2022 at 5:00 pm in the Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.

Mayco Noël, Mayor

Paula Mason, Deputy Corporate Officer

DRAFT

FILENO: 3360-20
X-REF: RZ02-03
201 Minato

Admin Support

From: Laurie Crozier [REDACTED]
Sent: May 21, 2022 8:59 AM
To: Info Ucluelet
Subject: Minato Road Development and Peninsula Motel Expansion

[External]

ATTENTION: Mayor and Council

I am strongly opposed to both of these developments. We live on a very special chunk of Vancouver Island. Geography limits, or should limit, what we should and shouldn't do with the land around us. Just because there is land that hasn't yet been cleared of its trees and other plant growth doesn't mean that it's a good idea to do that. We are at a point where/when we need to understand that we should expand NO further!

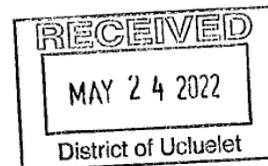
We need NO more tourists coming here than we can already accommodate, and we need NO more permanent residents. I worry that we cannot guarantee that we have enough water for any more people. Our infrastructure is barely adequate for our current needs. Do we have room for a larger sewage lagoon, even if we can put in more/new sewage lines? Will our Medical Clinic in Ucluelet remain open? Even with support from Tonquin Clinic and the Tofino Hospital, our ability to meet the medical needs of the numbers of people we already have here, whether residents or tourists, is severely strained. Will we have a bigger Co-op or a 2nd store to bring in more groceries for more people? What about more garbage creating a need for more trees to be cut down to build a bigger landfill? The potential problems of increasing the numbers of people in this area go on and on...

And what about the damage to our wonderful scenery and the wildlife that we and the tourists all enjoy so much? Further developments that reduce the wild areas for the wildlife to live in will create more human/wildlife conflicts, as well as reduce the numbers of animals that can survive here.

There are many reasons to accept the fact that we, the town/District of Ucluelet, are as big as we should be, and staying this size is wise! Preserve the land and trees and other natural areas so we continue to be the beautiful area we are, for all of us to have available to enjoy far into the future.

Or, tear the natural areas down and build on the land and bring in the hordes and destroy it!

Sincerely concerned for our future,
Laurie Crozier
Ucluelet



From: [REDACTED]
To: [Info.Ucluelet](#)
Subject: Meeting
Date: June 6, 2022 1:59:11 PM

[External]

To whom this may concern,

Please accept this letter in support of the Minato Bay Project.

I was offered a job in Ucluelet but had to turn it down, as I had no where to live. No where to camp, no where to put a trailer, now where to rent. Nothing I could afford to buy. I am 57 years old, I can't sleep in my car? Actually, no where to park the car either!

I am a single professional woman ready to embrace the West Coast Life but unfortunately I have no home there. I would contribute to the community & be an ambassador to the area.

I am looking forward to some critical projects needed for your community in Ucluelet.

Sincerely,
Sheri Hayward

DISTRICT OF UCLUELET

Zoning Bylaw Amendment Bylaw No. 1310, 2022

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

(Zoning amendments to replace *Bed & Breakfast* with *Accessory Residential Dwelling Unit* uses in most residential zones).

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

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

1. Text Amendments:

Schedule “B” of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By replacing within Division 100 – Enactment and Interpretation, Section 103 Definitions the definition of *Accessory Residential Dwelling Unit* so that the new definition reads as follows:

“Accessory Residential Dwelling Unit” (“ADU”) means one *accessory building* used as a *dwelling unit* for *residential* purposes only, accessory to a *single family dwelling* on the same *lot*, and may be occupied by the property owners, their family members, caretakers, tenants or non-paying guests.”

- B. By amending Division 400 – Supplemental Regulations to make the following changes:

- i. within Section 401 - Accessory Buildings and Structures by adding in alphanumerical order a new subsection 401.4(2)(c) containing the following:

“(c) an *accessory residential dwelling unit* in a Zone that lists such as a permitted use.”

- ii. within Section 404 - Bed & Breakfasts by replacing subsection 404.1(1)(a) with the following:

“(a) in a *single family dwelling* on a lot identified in the B&B Overlay as set out in Schedule “D” ”

- iii. within Section 404 - Bed & Breakfasts by replacing subsection 404.1(2) with the following:

“(2) A maximum of three (3) guest rooms may be used for the *bed and breakfast* with a maximum occupancy of two (2) guests per room.”
- iv. within Section 404 - Bed & Breakfasts by adding in alphanumerical order a new subsection 404.1(6) containing the following:

“(6) A *bed and breakfast* must be administered by a permanent resident of the *single family dwelling* for whom the *single family dwelling* is their principal residence.”
- v. within Section 404 - Bed & Breakfasts by adding in alphanumerical order a new subsection 404.1(7) containing the following:

“(7) The gross floor area devoted to the *bed and breakfast* use must not exceed 35% of the habitable area of the *single family dwelling* in which it is located.”
- vi. within Section 405 – Guest Houses and Guest Cottages by deleting “*accessory residential dwelling unit*” from subsection 405.3(3); and,
- vii. by adding a new Section 408 – Accessory Residential Dwelling Units in alphanumerical order containing the following:

“408 ACCESSORY RESIDENTIAL DWELLING UNIT (ADU)

408.1 Where a Zone specifically includes an *Accessory Residential Dwelling Unit* as a permitted secondary use, one *Accessory Residential Dwelling Unit* use is permitted if all the following conditions are satisfied for the establishment and continued use of the *Accessory Residential Dwelling Unit*.

- (1) *Accessory Residential Dwelling Units* are only permitted in the Zones where *single family dwelling* is listed as a *principal permitted use* and *Accessory Residential Dwelling Unit* is identified as a *secondary permitted use*.
- (2) The *gross floor area* of the *Accessory Residential Dwelling Unit* must not exceed 7% of the lot area to a maximum of 90 m².
- (3) The *gross floor area* of the *Accessory Residential Dwelling Unit* can be excluded from the calculation of maximum size for accessory buildings in the regulations specific to each zone.
- (4) An *Accessory Residential Dwelling Unit* shall only be located to rear of a principal *single family dwelling*.

- (5) A minimum outdoor space equal to the gross floor area of the *Accessory Residential Dwelling Unit* shall be provided as a dedicated space for use by residents of the *Accessory Residential Dwelling Unit*.
- (6) An *Accessory Residential Dwelling Unit* must not have more than 2 bedrooms.
- (7) A clear pathway with a minimum width of 1.0m shall be provided from the sidewalk or street to the front door of the *Accessory Residential Dwelling Unit*.
- (8) Cantilevered balconies are not permitted on the interior side or rear faces of an *Accessory Residential Dwelling Unit*.
- (9) An *Accessory Residential Dwelling Unit* is only permitted where the owner of the lot has registered a covenant under section 219 of the *Land Title Act* against the title of the lot, in favour of the District of Ucluelet and satisfactory in its form and priority of registration, providing that the *Accessory Residential Dwelling Unit* must not be subdivided from the lot containing the principal building, whether pursuant to the *Strata Property Act*, the *Land Title Act*, or otherwise.
- (10) Off-street parking must be provided in accordance with Division 500.
- (11) An *Accessory Residential Dwelling Unit* must be located a minimum of 3m from any lot line and a minimum 4m from the principal dwelling.
- (12) Despite subsection (1) *Accessory Residential Dwelling Units* are also permitted in some Industrial and Commercial zones according to the regulations of those zones.

408.2 In addition to minimum height requirements of other parts of this bylaw:

- (1) For an *Accessory Residential Dwelling Unit* whose roof pitch is equal to or greater than 3:12, the maximum height shall not exceed 4.2m.
- (2) For an *Accessory Residential Dwelling Unit* with flat roofs or roofs with a pitch less than 3:12, the maximum height shall not exceed 3.75m.
- (3) The height of an *Accessory Residential Dwelling Unit* may be increased by 0.3m vertical distance for every 0.6m increase in excess of the minimum setbacks established by this bylaw, to a maximum height of 6.5m.
- (4) For an *Accessory Residential Dwelling Unit* with flat roofs or roofs with a pitch less than 3:12, the area of a second floor shall be no greater than 60% of the total floor area beneath it.

408.3 For greater certainty, notwithstanding other provisions of this Bylaw, an *Accessory Residential Dwelling Unit* :

- (1) Must not contain a *home occupation* if the principal *single family dwelling* contains a *home occupation*.
- (2) Must not be established or operate on a property where the principal *single family dwelling* contains a *Secondary Suite*, or has been issued a business licence for a *Bed & Breakfast*.
- (3) Must not contain any type of *commercial tourist accommodation use*.
- (4) Must not be established or operate in addition to the maximum number of *dwelling units* in the form of *Guest Cottages* on a property in the GH – Guest House zone.”

C. By deleting “*Bed and Breakfast*” as a permitted secondary use from the list of permitted uses in the following subsections within the Zones:

- i. R-1.1.1.1(2)(a) [R-1 Single Family Residential]
- ii. R-2.1.1(2)(a) [R-2 Medium Density Residential]
- iii. R-4.1.1(2)(a) [R-4 Small Lot Single Family Residential]
- iv. RU-1.1(2)(b) [RU Rural Residential]
- v. CD-1.1.1(2)(a) [CD-1 Eco-Industrial Park]
- vi. CD-2A.1.1(2)(a) [CD-2A Big Beach - District Lot 281]
- vii. CD-3A.1.1(2)(a) [CD-3A Rainforest - District Lot 282]
- viii. CD-5B.1.1(2)(a) [CD-5B Former Weyco Forest Lands – Development Area #2 Central Park]
- ix. CD-5C.1.1(2)(a) [CD-5C Former Weyco Forest Lands – Development Area #3 Ocean West]

D. By inserting “*Accessory Residential Dwelling Unit*” as a permitted secondary use into the list of permitted uses in the following subsections within the Zones:

- i. R-1.1.1.1(2)(a) [R-1 Single Family Residential]
- ii. R-2.1.1(2)(a) [R-2 Medium Density Residential]
- iii. R-4.1.1(2)(a) [R-4 Small Lot Single Family Residential]
- iv. RU-1.1(2)(b) [RU Rural Residential]
- v. GH-1.1(2)(b) [GH Guest House]
- vi. CD-1.1.1(2)(a) [CD-1 Eco-Industrial Park]
- vii. CD-2A.1.1(2)(a) [CD-2A Big Beach - District Lot 281]
- viii. CD-3A.1.1(2)(a) [CD-3A Rainforest - District Lot 282]
- ix. CD-5B.1.1(2)(a) [CD-5B Former Weyco Forest Lands – Development Area #2 Central Park]

x. CD-5C.1.1(2)(a) [CD-5C Former Weyco Forest Lands – Development Area #3 Ocean West]

E. By deleting subsection R-1.1.1(3); and,

F. By deleting subsection CD-3A.1.1(3).

2. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022”.

READ A FIRST TIME this **31st** day of **May**, 2022.

READ A SECOND TIME this **31st** day of **May**, 2022.

PUBLIC HEARING held this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022.”

Mayco Noël
Mayor

Corporate Officer

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

Corporate Officer

NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to Sections 464 and 466 of the *Local Government Act* a Public Hearing will be held for District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022 at the **Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C. on Tuesday, June 28, 2022, Commencing at 5:30 p.m.**

The purpose of this proposed bylaw, in general terms, is to amend Ucluelet Zoning Bylaw No.1160, 2013 to shift the permitted uses in all single-family residential zones so that the priority uses in residential neighbourhoods are for housing Ucluelet residents and families. The proposed bylaw would remove Bed & Breakfast as a permitted secondary use from the single-family residential zones listed below and, in its place, add Accessory Residential Dwelling Unit (commonly thought of as a cabin or cottage) as a permitted secondary use:

i.	R-1.1.1.1(2)(a)	R-1 Single Family Residential
ii.	R-2.1.1(2)(a)	R-2 Medium Density Residential
iii.	R-4.1.1(2)(a)	R-4 Small Lot Single Family Residential
iv.	RU-1.1(2)(b)	RU Rural Residential
v.	CD-1.1.1(2)(a)	CD-1 Eco-Industrial Park
vi.	CD-2A.1.1(2)(a)	CD-2A Big Beach - District Lot 281
vii.	CD-3A.1.1(2)(a)	CD-3A Rainforest - District Lot 282
viii.	CD-5B.1.1(2)(a)	CD-5B Development Area #2 Central Park
ix.	CD-5C.1.1(2)(a)	CD-5C Development Area #3 Ocean West

The bylaw would also add Accessory Residential Dwelling Unit as a permitted secondary use in the GH – Guest House zone.

Anyone who believes this bylaw will affect their interests may make a written submission and/or will be given an opportunity to be heard at the Public Hearing as follows:

Participate by Written Submission: All Written submissions must include your name and street address. Any submissions dropped-off or mailed to the District office, must be received before the start of the Public Hearing. Submissions sent by email or dropped-off at the Public Hearing may be submitted until the hearing is closed. Written submissions are considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*.

Drop-off at the District Office	Drop-off at the Public Hearing	Mail	Email
200 Main Street Ucluelet B.C. (there is a drop-box on site)	Ucluelet Community Centre 500 Matterson Drive Ucluelet B.C.	District of Ucluelet P.O. Box 999 Ucluelet B.C. VOR 3A0	communityinput@ucluelet.ca

Attend In-Person, by Telephone or Using Zoom Online:	Attend In-person	Attend by Telephone Through Zoom Webinar	Attend Using Zoom Webinar Online URL:
	Ucluelet Community Centre, 500 Matterson Drive, Ucluelet B.C. If you do plan to attend in-person, we ask that you follow all current Provincial Health guidance and protocols.	One tap mobile: • +17789072071,,89675891122# Telephone: • +1 778 907 2071 Webinar ID: 896 7589 1122 ID not required International numbers available at: https://us02web.zoom.us/j/89675891122	https://us02web.zoom.us/j/89675891122

For more information about how to participate via Zoom visit <https://ucluelet.ca/community/district-of-ucluelet-council/public-hearings> or contact the Corporate Service Department at 250-726-7744 or pmason@ucluelet.ca. Public Hearings are also livestreamed on the District of Ucluelet's YouTube Channel.

Review related materials: Copies of the proposed Bylaws and other relevant materials may be inspected online at <https://ucluelet.ca/community/district-of-ucluelet-council/documents-for-public-inspection> Paper copies are also available for inspection at the District of Ucluelet Office, 200 Main St., Ucluelet B.C. (Monday to Friday, 8:30 a.m. - 4:00 p.m., excluding statutory holidays).

Questions? Contact the District of Ucluelet Planning Department at 250-726-7744 or jtowgood@ucluelet.ca.



REPORT TO COUNCIL

Council Meeting: May 31, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM:	BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING	FILE NO: RZ22-06
SUBJECT:	ZONING AMENDMENTS: HOUSING VS. SHORT TERM RENTALS	REPORT NO: 22- 68
ATTACHMENT(S):	APPENDIX A – DRAFT ZONING AMENDMENT BYLAW NO. 1310, 2022 APPENDIX B – DRAFT ZONING AMENDMENT BYLAW NO. 1311, 2022 APPENDIX C – STAFF REPORT SEPTEMBER 21, 2021 APPENDIX D – DRAFT DP GUIDELINES FOR ADU’S	

RECOMMENDATION(S):

THAT Council initiate Zoning Bylaw changes to prioritize housing options in Ucluelet while recognizing existing *Bed and Breakfast* (B&B) businesses, by adopting the following:

1. THAT Council give first reading to Ucluelet Zoning Amendment Bylaw No. 1310, 2022, that would remove *Bed and Breakfast* and add a detached *Accessory Residential Dwelling Unit* as a permitted accessory use in most single-family residential zones in the community;
2. THAT Council give second reading to Ucluelet Zoning Amendment Bylaw No. 1310, 2022;
3. THAT Council refer Ucluelet Zoning Amendment Bylaw No. 1310, 2022, to a public hearing;
4. THAT Council give first reading to Ucluelet Zoning Amendment Bylaw No. 1311, 2022, to create a new Schedule “D” B&B Overlay specific to those properties with established, licensed *Bed and Breakfast* operations as of June 1, 2022;
5. THAT Council direct staff to update the draft table and map amendments designating the properties in the new R-1B zone to include, in addition to those B&B operations already holding a valid business licence, properties that can provide the following as of June 10, 2022:
 - a. proof of owner occupancy of the property as their principal residence prior to June 1, 2022, and a complete business licence application, demonstrating compliance with all municipal bylaws, for a new *Bed and Breakfast* operation;
 - b. proof of ownership of the property prior to June 1, 2022, and a complete building permit application for construction of a new house or renovation of an existing house to contain new *Bed and Breakfast* rooms; or,
 - c. proof of ownership of the property prior to June 1, 2022, and proof of building plans underway for a new house containing *Bed and Breakfast* rooms (including

site plan, floor plans, contract and/or correspondence with house designer showing design to include *Bed and Breakfast* uses);

6. THAT Council direct staff to bring Ucluelet Zoning Amendment Bylaw No. 1311, 2022, back for consideration of second reading after any amendments to the table and map of subject properties in the draft Schedule “D” has been updated following June 10, 2022;
7. THAT Council advise potential applicants that after June 10, 2022, it will consider - under section 463 of the *Local Government Act* - directing staff to withhold building permits for any renovation, new construction or change of use for new *Bed and Breakfast* rooms or suites while Ucluelet Zoning Amendment Bylaw No. 1310, 2022, is under preparation;
8. THAT Council direct staff to use all District communication platforms to advise community members and property owners of the proposed zoning changes and process to consider Bylaw Nos. 1310 and 1311;
9. THAT Council direct staff to create a page on the District website containing links to all past staff reports and research into short term vacation rental (STR) uses and their impacts on housing supply, property values and community;
10. THAT Council direct staff to prepare an Official Community Plan bylaw amendment to create a new “Intensive Residential Development” designation and guidelines for a new Development Permit Area applying to the construction of new detached Accessory Residential Dwelling Units, for consideration at a future Committee-of-the-Whole meeting; and,
11. THAT Council direct staff to include a report to the Committee-of-the-Whole discussing options for creating permit-ready plans and/or a program to streamline construction of new detached Accessory Residential Dwelling Units on residential properties.

BACKGROUND:

On September 21, 2021, Council received a staff report on housing issues (see **Appendix “C”**) and passed the following motions:

1. ***THAT*** Council adopt the following goals aimed at improving the availability and affordability of housing in the community:
 - a. *prioritize long-term residential housing;*
 - b. *slow and contain the proliferation of short-term vacation rentals within residential neighbourhoods;*
 - c. *create opportunities for more diverse and new forms of housing, with a priority on more affordable forms of housing; and,*
 - d. *create opportunities for the development of new rental housing.*
2. ***THAT*** Council direct staff to further explore regulatory and development strategies to action Council’s goals for addressing housing availability and affordability in the community.

The attached bylaws are proposed to take action on the above goals. This report and the attached bylaws result from staff research into housing pressures and the responses by numerous other communities in BC and the rest of Canada. Housing affordability and pressures brought in part by the growth of short-term vacation rentals are not challenges unique to Ucluelet. While many municipalities are grappling with these issues (see sidebar), there is no one-size solution. The bylaws discussed below and attached to this report are tailored in response to the unique structure of the current *District of Ucluelet Zoning Bylaw No. 1160, 2013*, (the “**Zoning Bylaw**”), and the history of land use, regulations and changes that are particular to this community.

We are aware of no single municipality that can claim to have its housing issues “solved”. Addressing housing affordability will be an ongoing and evolving effort.

The attached bylaws would enact a housing first approach: the zoning regulations would allow for more long-term housing in residential zones rather than more short-term vacation rentals. The wider allowance for ADU’s (a.k.a. cottages, cabins, carriage houses) is expected to diversify the housing stock in the community over time. Long-term rental tenants in secondary suites or detached cottages can provide a “mortgage helper” to homeowners – without the added financialization that comes from having AirBnB in the mix. Adding secondary rental housing options can improve the quality of life for many residents who are finding themselves squeezed out of housing in our town. These zoning amendments are proposed as a measure for counterbalancing the housing pressures Ucluelet has

The Effect of Short-term Accommodations¹

“Canadian research indicates that the profitability of short-term rentals has caused both commercial and individual landlords to leave the long-term rental market, thus resulting in a depleted supply of long-term housing. Notwithstanding local survey responses and public meeting attendance, researchers have shown that, rather, it is the commercial operators who manage multiple listings that generated over 50% of all Airbnb revenue in 2019. A number that has surely risen since the pandemic. In Canada this revenue is concentrated amongst the top 10% of hosting companies², and contradictory to the marketing rhetoric that the industry is, “...powered by local hosts”.

Global research has concluded that the continued growth of the industry has happened to the detriment of affordability and availability in cities throughout the world by not only encouraging the conversion of apartments and homes into dedicated short-term rentals, but also by increasing the economic value of properties that can host STAs either full time or part-time.

“(t)he impact of short-term rentals on housing... functions similarly to gentrification: these rentals slowly increase the value of an area to the detriment of its original residents. The growth of short-term rentals has contributed to housing shortages across cities, as dwindling supply of homes for sale and rent have artificially driven up prices.

While it is difficult to directly link the cause and effect of these occurrences in the local market, there is evidence. The average price of a home, and the average cost of rent in London has increased, with the average rent is hitting all-time highs.”

¹ Excerpt from March, 2022, Council report by Deputy City Manager, London, ON

² Canadian Journal of Urban Research, Summer 2020, Vol. 29, Issue 1, p119-134 (online article)

experienced in an effort to preserve community.

Note that, instead of attaching hundreds of pages of reference material to this report, staff have begun creating a page on the District website containing links to past staff reports, Council motions, District policy and numerous references to research on housing affordability, short-term vacation rentals and related topics. Staff recommend that this page be used as part of efforts to raise awareness and provide context for community members on housing issues and the District's response.

DISCUSSION:

The following are discussed below, for Council consideration:

- o removing *Bed and Breakfast* (B&B) as an accessory use in residential zones;
- o adding *Accessory Residential Dwelling Unit (ADU)* as an accessory use in those residential zones;
- o creating a B&B Overlay within the zoning bylaw to allow the continued operation of existing licensed short-term rental businesses;
- o providing a brief transition period to minimize the chances that residents might be caught unaware by these bylaw changes;

A. REPLACING B&B WITH ADU AS AN ACCESSORY USE IN RESIDENTIAL ZONES;

Ucluelet Zoning Amendment Bylaw No. 1310, 2022 ("**Bylaw No. 1310**" see **Appendix "A"**), would enact 3 major changes within the zoning bylaw:

1. **remove Bed and Breakfast** from the list of permitted secondary uses in the following zones:

- R-1 Single Family Residential
- R-2 Medium Density Residential
- R-4 Small Lot Single Family Residential
- RU Rural Residential
- CD-1 Eco-Industrial Park
- CD-2A Big Beach - District Lot 281
- CD-3A Rainforest - District Lot 282
- CD-5B Former Weyco Forest Lands – Development Area #2 (Central Park)
- CD-5C Former Weyco Forest Lands – Development Area #3 (Ocean West)

This would remove the B&B short-term vacation rental use as a default accessory use in residential neighbourhoods. With this change, if a property owner wished to start a new vacation rental business, they could still apply for a site- specific zoning amendment or Temporary Use Permit to allow the B&B use. That process would allow for Council consideration and public comment before granting expanded B&B uses.

2. **insert Accessory Residential Dwelling Unit** in the list of permitted secondary uses in the same zones listed above (also in the GH – Guest House zone).

In place of the B&B use, Bylaw No. 1310 would add the ability to build or possibly convert a building into a legal cottage or cabin on residential properties. These ADU’s could house family members, long-term tenants or non-paying family guests; they could not be used for commercial short-term vacation rentals.

3. Add a new section 408 **supplemental regulations** applying to Accessory Residential Dwelling Units.

These regulations would provide parameters for the size, siting and use of an ADU.

Bylaw No. 1310 would also clarify the following definitions and regulations:

4. Clarify the definition of *Accessory Residential Dwelling Unit*.
5. Clarify the regulation requiring that the full-time resident be present and responsible for the operation of a B&B secondary use.

B. CREATING A NEW B&B OVERLAY WITHIN THE ZONING BYLAW TO ENABLE THE CONTINUED OPERATION OF EXISTING LICENCED B&B’S:

Ucluelet Zoning Amendment Bylaw No. 1311, 2022 (“**Bylaw No. 1311**” see **Appendix “B”**), would add a table and map identifying the individual properties with existing licensed B&B operations, and permit B&B as a permitted secondary use on those properties instead of ADU’s. All other aspects of those properties’ residential zoning regulations would remain unchanged from the underlying neighbourhood zoning (setbacks, height, density, etc.).

The adoption of Bylaw No. 1310 in itself would put pre-existing licensed B&B’s in a “lawfully non-conforming” status; the adoption of the amendments in Bylaw No. 1311 would make those B&B’s fully lawful under the zoning bylaw. By placing the amendments in two separate bylaws, there is some flexibility for timing – enabling Bylaw No. 1311 to be adopted after Bylaw No. 1310 to give time for a transition period to adjust the details of properties in the B&B overlay (see below).

If a property owner wished to discontinue the B&B use and instead use their property for a secondary suite or ADU, they could apply to be removed from the B&B list. Council could indicate that this be a process of request by letter (rather than submitting a rezoning application and fee) and that staff periodically bring forward a District-initiated zoning amendment to make such changes, when warranted.

C. PROVIDING A BRIEF TRANSITION PERIOD:

There may be a handful of current residents who have plans in the works or applications underway to start a new B&B business. There may also be a number of people who have purchased property in Ucluelet recently and who either have a new house under construction or are in the design stage with new B&B rooms integral to their plans (both physical and financial). The recommended Council motion #5 at the outset of this report would give a 10-day period for such persons to identify their situation and request inclusion in the B&B zoning overlay. This would enable such cases to scoot in before the bylaw is adopted.

A brief and clearly defined transition period would allow Council to adjust the B&B overlay to suit these situations. This would enable those who have already made a significant effort toward establishing a B&B to carry on with their plans. A longer period is not recommended; that might result in a flurry of activity as property purchasers or owners rush to put plans together to establish new B&B's just to get their property within the overlay. A rush on B&B's would be contrary to the intent of getting back to zoning that allows residential properties to be used primarily for residential uses.

At any time in the future, a property owner would have the option to apply for a zoning amendment to have their property included in the B&B overlay. Council could consider such applications on their merits and the details of their particular situation.

ANALYSIS OF OPTIONS

A	<p>Give first readings to Bylaws Nos. 1310 & 1311; refer Bylaw No. 1310 to a public hearing; allow a brief transition period for Bylaw No. 1311; communicate housing issues and regulatory options to the community; develop and discuss new DP guidelines for infill ADU's and explore incentives for creating new accessory housing units.</p>	<u>Pros</u>	<ul style="list-style-type: none"> limits the spread of B&B vacation rentals in residential zones. Initiates a return to <u>housing</u> as the primary use and value for residential properties. provides a more diverse set of accessory housing options on residential properties. creates opportunity to build more rental housing in residential neighbourhoods. a public hearing on the bylaws would provide opportunity for community input and discussion of the bylaws and housing options.
		<u>Cons</u>	<ul style="list-style-type: none"> some property owners and investors may take issue with changes that could affect the speculative value of properties which they assumed could always be used for commercial short-term vacation rentals.
		<u>Implications</u>	<ul style="list-style-type: none"> this is a direct regulatory step that the District could take to positively affect the residential housing market and supply in the community.
B	<p>Refer Bylaw Nos. 1310 and 1311 to a Committee-of-the-Whole meeting for further discussion.</p>	<u>Pros</u>	<ul style="list-style-type: none"> taking a slower approach could enable more public input.
		<u>Cons</u>	<ul style="list-style-type: none"> could fuel speculation and drive property owners to quickly establish new B&B operations on residential properties to "get their foot in the door".
		<u>Implications</u>	<ul style="list-style-type: none"> timing of additional meetings and discussion would likely mean that bylaw amendments addressing B&B's in residential zones would not be completed in this Council term.
		<u>Suggested Motion</u>	<p>THAT Council refer the staff report of May 31, 2022 titled "<i>Zoning Amendments: Housing vs. Short Term Rentals</i>" to a future Committee-of-the-Whole meeting.</p>
C	<p>Take no action.</p>	<u>Pros</u>	<ul style="list-style-type: none"> Council and staff time could focus on other matters.
		<u>Cons</u>	<ul style="list-style-type: none"> no change to the housing situation. the conversion of residential properties for commercial tourist accommodation and investment value would be expected to continue unchecked.
		<u>Implications</u>	<ul style="list-style-type: none"> taking no action would leave it unclear how Council wishes to move forward on the goals for improving housing supply and affordability.
		<u>Suggested Motion</u>	<p>No motion is required.</p>

RELATED ACTIONS:

The amendments contemplated in Bylaws 1310 and 1311 follow the goals established by Council and the recommendations of the 2021 Ucluelet Housing Needs Report. Some other related steps that the District could take to improve housing availability and affordability include:

- consider creating a new DP area designation within the OCP with guidelines for constructing new ADU's as intensive residential development (see initial draft in **Appendix "D"**). This could be used as a mechanism for smoothing the creation of more housing in existing residential neighbourhoods and avoiding conflicts with neighbours.
- explore the creation of "permit ready plans". To expedite approvals and encourage development of new infill housing ADU's, the municipality could explore a process of developing a series of pre-approved permit plans. Some jurisdictions have used design competitions and then a licensing agreement to offer building plans that can be purchased along with a building permit. This approach could expedite approvals and provide a clear path for a homeowner to budget and construct an ADU on their property in Ucluelet.
- invite conversation with local First Nations to better understand the housing needs of Indigenous community members, and to explore areas of mutual housing challenges and opportunities.
- consider amendments to the *Business Regulation and Licencing Bylaw* to clarify the community expectations and enable efficient identification of short-term rental business activity.
- consider amending the *Fees and Charges Bylaw* to align the cost of a B&B business licence with the cost of maintaining a program for monitoring and enforcement necessitated by the existence of these businesses.
- consider other zoning amendments first discussed and following the direction of the September 21, 2021, staff report.
- continue discussions with regional agencies on coordinated efforts to advance housing affordability and availability on the west coast.

These are ongoing and future efforts. Improving Ucluelet's housing situation will require changes to regulations, encouraging development of the right kinds of new housing, investment and partnerships to fill non-market gaps in the housing continuum, and working with others in the region to share resources and alignment efforts. Some of the above items are explored in a separate report that is also being prepared for Council's agenda.

NEXT STEPS

Should Council adopt the motions recommended at the outset of this report, staff would schedule and give notice of a public hearing on Bylaw No. 1310, likely to be held in late June. Staff would also immediately finalize and publish a new page on the District website providing background to these housing efforts and research links to explore. Over the next ten days, staff anticipate receiving inquiries and applications from property owners seeking to clarify and/or justify their inclusion in the B&B overlay in Bylaw No. 1311. After that ten-day period, staff would update the draft bylaw and bring it back for Council consideration of second reading as amended.

Other items (new DP area guidelines, permit-ready plans) would be investigated further and brought to a future Council meeting as resources and time allow.

Respectfully submitted: **Bruce Greig, Director of Community Planning**
 John Towgood, Municipal Planner
 Duane Lawrence, CAO

Appendix A

DISTRICT OF UCLUELET
Zoning Bylaw Amendment Bylaw No. 1310, 2022

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(Zoning amendments to replace *Bed & Breakfast* with *Accessory Residential Dwelling Unit* uses in most residential zones).

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

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

1. Text Amendments:

Schedule “B” of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended as follows:

- A. By replacing within Division 100 – Enactment and Interpretation, Section 103 Definitions the definition of *Accessory Residential Dwelling Unit* so that the new definition reads as follows:

“Accessory Residential Dwelling Unit” (“ADU”) means one *accessory building* used as a *dwelling unit* for *residential* purposes only, accessory to a *single family dwelling* on the same *lot*, and may be occupied by the property owners, their family members, caretakers, tenants or non-paying guests.”

- B. By amending Division 400 – Supplemental Regulations to make the following changes:

- i. within Section 401 - Accessory Buildings and Structures by adding in alphanumerical order a new subsection 401.4(2)(c) containing the following:

“(c) an *accessory residential dwelling unit* in a Zone that lists such as a permitted use.”

- ii. within Section 404 - Bed & Breakfasts by replacing subsection 404.1(1)(a) with the following:

“(a) in a *single family dwelling* on a lot identified in the B&B Overlay as set out in Schedule “D” ”

- iii. within Section 404 - Bed & Breakfasts by replacing subsection 404.1(2) with the following:

“(2) A maximum of three (3) guest rooms may be used for the *bed and breakfast* with a maximum occupancy of two (2) guests per room.”
- iv. within Section 404 - Bed & Breakfasts by adding in alphanumerical order a new subsection 404.1(6) containing the following:

“(6) A *bed and breakfast* must be administered by a permanent resident of the *single family dwelling* for whom the *single family dwelling* is their principal residence.”
- v. within Section 404 - Bed & Breakfasts by adding in alphanumerical order a new subsection 404.1(7) containing the following:

“(7) The gross floor area devoted to the *bed and breakfast* use must not exceed 35% of the habitable area of the *single family dwelling* in which it is located.”
- vi. within Section 405 – Guest Houses and Guest Cottages by deleting “*accessory residential dwelling unit*” from subsection 405.3(3); and,
- vii. by adding a new Section 408 – Accessory Residential Dwelling Units in alphanumerical order containing the following:

“408 ACCESSORY RESIDENTIAL DWELLING UNIT (ADU)

408.1 Where a Zone specifically includes an *Accessory Residential Dwelling Unit* as a permitted secondary use, one *Accessory Residential Dwelling Unit* use is permitted if all the following conditions are satisfied for the establishment and continued use of the *Accessory Residential Dwelling Unit*.

- (1) *Accessory Residential Dwelling Units* are only permitted in the Zones where *single family dwelling* is listed as a *principal permitted use* and *Accessory Residential Dwelling Unit* is identified as a *secondary permitted use*.
- (2) The *gross floor area* of the *Accessory Residential Dwelling Unit* must not exceed 7% of the lot area to a maximum of 90 m².
- (3) The *gross floor area* of the *Accessory Residential Dwelling Unit* can be excluded from the calculation of maximum size for accessory buildings in the regulations specific to each zone.
- (4) An *Accessory Residential Dwelling Unit* shall only be located to rear of a principal *single family dwelling*.

- (5) A minimum outdoor space equal to the gross floor area of the *Accessory Residential Dwelling Unit* shall be provided as a dedicated space for use by residents of the *Accessory Residential Dwelling Unit*.
- (6) An *Accessory Residential Dwelling Unit* must not have more than 2 bedrooms.
- (7) A clear pathway with a minimum width of 1.0m shall be provided from the sidewalk or street to the front door of the *Accessory Residential Dwelling Unit*.
- (8) Cantilevered balconies are not permitted on the interior side or rear faces of an *Accessory Residential Dwelling Unit*.
- (9) An *Accessory Residential Dwelling Unit* is only permitted where the owner of the lot has registered a covenant under section 219 of the *Land Title Act* against the title of the lot, in favour of the District of Ucluelet and satisfactory in its form and priority of registration, providing that the *Accessory Residential Dwelling Unit* must not be subdivided from the lot containing the principal building, whether pursuant to the *Strata Property Act*, the *Land Title Act*, or otherwise.
- (10) Off-street parking must be provided in accordance with Division 500.
- (11) An *Accessory Residential Dwelling Unit* must be located a minimum of 3m from any lot line and a minimum 4m from the principal dwelling.
- (12) Despite subsection (1) *Accessory Residential Dwelling Units* are also permitted in some Industrial and Commercial zones according to the regulations of those zones.

408.2 In addition to minimum height requirements of other parts of this bylaw:

- (1) For an *Accessory Residential Dwelling Unit* whose roof pitch is equal to or greater than 3:12, the maximum height shall not exceed 4.2m.
- (2) For an *Accessory Residential Dwelling Unit* with flat roofs or roofs with a pitch less than 3:12, the maximum height shall not exceed 3.75m.
- (3) The height of an *Accessory Residential Dwelling Unit* may be increased by 0.3m vertical distance for every 0.6m increase in excess of the minimum setbacks established by this bylaw, to a maximum height of 6.5m.
- (4) For an *Accessory Residential Dwelling Unit* with flat roofs or roofs with a pitch less than 3:12, the area of a second floor shall be no greater than 60% of the total floor area beneath it.

408.3 For greater certainty, notwithstanding other provisions of this Bylaw, an *Accessory Residential Dwelling Unit* :

- (1) Must not contain a *home occupation* if the principal *single family dwelling* contains a *home occupation*.
- (2) Must not be established or operate on a property where the principal *single family dwelling* contains a *Secondary Suite*, or has been issued a business licence for a *Bed & Breakfast*.
- (3) Must not contain any type of *commercial tourist accommodation use*.
- (4) Must not be established or operate in addition to the maximum number of *dwelling units* in the form of *Guest Cottages* on a property in the GH – Guest House zone.”

C. By deleting “*Bed and Breakfast*” as a permitted secondary use from the list of permitted uses in the following subsections within the Zones:

- i. R-1.1.1.1(2)(a) [R-1 Single Family Residential]
- ii. R-2.1.1(2)(a) [R-2 Medium Density Residential]
- iii. R-4.1.1(2)(a) [R-4 Small Lot Single Family Residential]
- iv. RU-1.1(2)(b) [RU Rural Residential]
- v. CD-1.1.1(2)(a) [CD-1 Eco-Industrial Park]
- vi. CD-2A.1.1(2)(a) [CD-2A Big Beach - District Lot 281]
- vii. CD-3A.1.1(2)(a) [CD-3A Rainforest - District Lot 282]
- viii. CD-5B.1.1(2)(a) [CD-5B Former Weyco Forest Lands – Development Area #2 Central Park]
- ix. CD-5C.1.1(2)(a) [CD-5C Former Weyco Forest Lands – Development Area #3 Ocean West]

D. By inserting “*Accessory Residential Dwelling Unit*” as a permitted secondary use into the list of permitted uses in the following subsections within the Zones:

- i. R-1.1.1.1(2)(a) [R-1 Single Family Residential]
- ii. R-2.1.1(2)(a) [R-2 Medium Density Residential]
- iii. R-4.1.1(2)(a) [R-4 Small Lot Single Family Residential]
- iv. RU-1.1(2)(b) [RU Rural Residential]
- v. GH-1.1(2)(b) [GH Guest House]
- vi. CD-1.1.1(2)(a) [CD-1 Eco-Industrial Park]
- vii. CD-2A.1.1(2)(a) [CD-2A Big Beach - District Lot 281]
- viii. CD-3A.1.1(2)(a) [CD-3A Rainforest - District Lot 282]
- ix. CD-5B.1.1(2)(a) [CD-5B Former Weyco Forest Lands – Development Area #2 Central Park]

x. CD-5C.1.1(2)(a) [CD-5C Former Weyco Forest Lands – Development Area #3 Ocean West]

E. By deleting subsection R-1.1.1(3); and,

F. By deleting subsection CD-3A.1.1(3).

2. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022”.

READ A FIRST TIME this day of , 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022.”

Mayco Noël
Mayor

Paula Mason
Deputy Corporate Officer

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

Paula Mason
Deputy Corporate Officer

Appendix B

DISTRICT OF UCLUELET
Zoning Bylaw Amendment Bylaw No. 1311, 2022

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 1160, 2013”.
(Zoning amendments to continue established Bed & Breakfast as a permitted accessory use on certain residential lots).

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

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

1. Text Amendments:

District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding a new Schedule “D” (B&B Overlay) at the end the bylaw to designate those *Lots* as listed in the table attached to this bylaw as Appendix “A” (and as listed in the map accompanying Schedule “D”), to include *Bed and Breakfast* as a permitted secondary use per subsection 404.1(1)(a).

2. Map Amendment:

District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding a new Schedule D (B&B Overlay) at the end the bylaw to designate those *Lots* outlined in black on the map attached to this bylaw as Appendix “A” (and as listed in the table to accompanying Schedule “D”), to include *Bed and Breakfast* as a permitted secondary use per subsection 404.1(1)(a).

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1311, 2022”.

READ A FIRST TIME this day of , 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1311, 2022.”

Mayco Noël
Mayor

Paula Mason
Deputy Corporate Officer

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

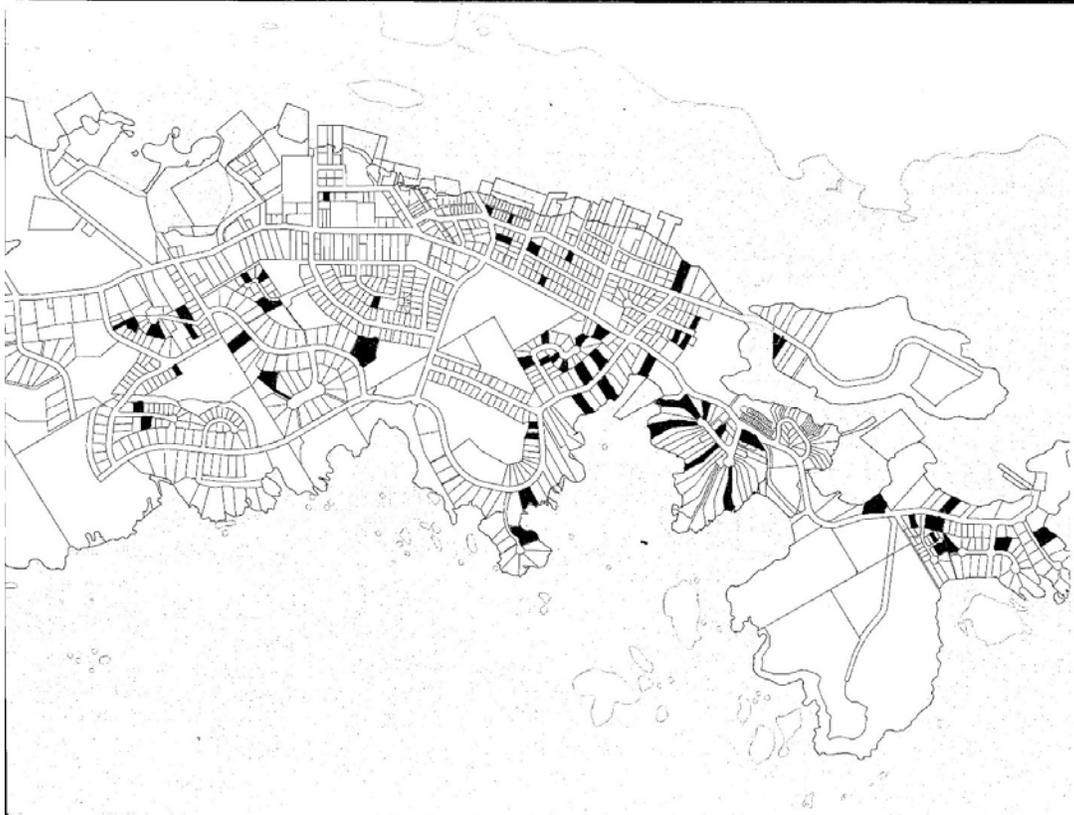
Paula Mason
Deputy Corporate Officer

**APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022
(B&B Overlay)**

Notwithstanding the permitted accessory uses listed in the Zoning designation of the following properties, *Bed and Breakfast* is a permitted secondary use on the properties listed in this table and outlined in black on the following map:

Roll No	Licence #	Name	Location	Lic. Code 1
114893	5375	BLACK BEACH HOUSE	482 MARINE DRIVE	B-1
127080	5434	THE FARMHOUSE	812 RAINFOREST DR	b-1
127066	5537	SALTY CEDARS	1755 RAINFOREST LANE	b-1
127099	5313	FERN BRIDGE COTTAGES	651 RAINFOREST DRIVE	B-1B
126935	5246	SINGING CEDARS GUEST HOUSE	1824 ST JACQUES BLVD	B-1A
180658	5342	AERIE ON THE EDGE	863 LORNE WHITE PLACE	B-1
180660	5536	WILD COAST RETREAT UCLUELET	850 LORNE WHITE PL	B-1
200020	5108	EASY ON THE EDGE	978 PENINSULA RD	B-1
180657	5255	BROWN'S BEACH GUEST SUITE	859 LORNE WHITE PLACE	B-1
151102	5385	DOWNTOWN CEDAR SUITE	1774 CEDAR ROAD	B-1
61039	5372	TWO BEACHES GUEST SUITES	302 REEF POINT ROAD	B-1
195000	5200	DAHLIA HOUSE B & B	1974 ATHLONE ROAD	B-1
206030	5301	RISE GUEST HOUSE	963 PENINSULA	B-1A
114810	5190	CYGNET COVE SUITES	1260 SUNSET POINT RD	B-1B
61176	5497	BLUEBERRY HILL GUEST SUITE	1323 EDWARDS PLACE	B-1B
200060	5197	DRIFT WESTCOAST GETAWAY	327 PASS OF MELFORT PLACE	B-1B
200003	5281	WILD PACIFIC BED AND BREAKFAST	962 PENINSULA RD	B-1
62100	5358	OCEAN DREAMS B&B	1214 PENINSULA RD	B-1
61015	5136	REEF POINT B&B	1166 CORAL WAY	B-1
73050	5223	BOSTROM'S B&B ON LITTLE BEACH BAY	358 MARINE DR	B-1
196070	5542	HYPHOCUS INN	1062 HELEN ROAD	B-1
92000	5456	GUEST ROOM 184	184 MATTERSON DRIVE	B-1
61005	5399	UKEE RETREAT	1131 CORAL WAY	B-1
200022	5404	SHIPWRECK COAST BED AND BREAKFAST	947 AMPHITRITE PL	B-1
61163	5243	SURFNSTAY	1358 EDWARDS PL	B-1
61186	5119	CHINOOK GUEST SUITE	1387 EDWARDS PL	B-1
73070	5490	359 MARINE DRIVE	359 MARINE DRIVE	B-1
200001	5366	LA MER INN	970 PENINSULA	B-1
126943	5465	RAINFOREST RETREAT	1947 ST. JACQUES BLVD	b-1
126936	5113	WARUNG OMBAK INN	1844 ST JACQUES BLVD	b-1
187500	5452	WILD PACIFIC LODGE	1977 ATHLONE	B-1
61177	5195	RAIN INN	1327 EDWARDS PLACE	B-1
73044	5347	378 MARINE DRIVE	378 MARINE DRIVE	B-1
126933	5469	SALAL SUITE	1804 ST JACQUES BLVD	B-1
60079	5269	LITTLE BEACH LOOKOUT	1166 RUPERT RD	B-1
128060	5420	PARKSIDE B & B	1644 HOLLY CRESCENT	B-1
61010	5322	CORAL WAY ENTERPRISES	1165 CORAL WAY	B-1
61189	5350	SECRET CREEK B & B	1270 PENINSULA	B-1
114958	5523	WHITE WOLF B & B	405 MARINE DRIVE	B-1
62060	5324	WAY WEST LODGE	238 MATTERSON DRIVE	b-1
60087	5454	EAGLE VIEW	1151 RUPERT RD	b-1
73074	5121	MARINE DRIVE SUITES	343 MARINE DR	B-1
206320	5207	SANCTUARY ON THE COAST	875 ELINA RD	B-1
60081	5166	CATHERINE'S B&B	1150 RUPERT RD	B-1
61030	5422	REEF RETREAT	366 REEF POINT RD	B-1
61023	5423	SALT & CEDAR	1118 CORAL WAY	B-1
181154	5540	BUENA ONDA B & B	350 PACIFIC CRES	B-1
62005	5549	STARRY VACATION HOME	1183 HELEN RD	b-1
114956	5570	FRONT OF THE HOUSE STUDIO SUITE	419 MARINE DR	b-1
180601	5575	SEAGLASS GUEST ROOMS	1950 CYNAMOCKA RD	b-1
61012	5582	CORAL BEACH HOUSE	1179 CORAL WAY	b-1
200002	5141	OCEAN MIST GUEST HOUSE	966 PENINSULA ROAD	B-1A
196071	5406	LIAHONA GUESTHOUSE	1068 HELEN ROAD	B-1A
188000	5320	SERGEI FOX	1971 ATHLONE	B-1A
61182	5545	TREE TOP VACATION SUITE	1357 EDWARDS PL	B-1B
61168	5260	COCOON	1328 EDWARDS PL	B-1B
96000	5466	SUITE VIEW	1465 HELEN ROAD	B-1B
61165	5470	SITKA SUITE	1346 EDWARDS PLACE	B-1B
37000	5339	PACIFIC RIM BED AND BREAKFAST	1350 HELEN RD	B-1
51000	5534	EDGEFLOW B & B	1373 PENINSULA RD	B-1
29000	5554	OTTER AND PINE	236 OTTER RD	b-1
200057	5316	SAFE HARBOUR GUEST HOUSE	333 PASS OF MELFORT PL	B-1
200056	5569	CEDAR SURF B & B	335 PASS OF MELFORT PL	B-1
200054	5509	SOUNDS OF THE SEA GUEST HOUSE	339 PASS OF MELFORT	B-1A
200037	5580	SURGE GUEST SUITES	905 BARCLAY PL	b-1
196601	5132	BIRDS BAY RETREAT	985 PENINSULA RD	B-1
126933	5367	KIWI COTTAGE	1804 ST. JACQUES BLVD.	b-1
181133	5369	ATHLONE HEIGHTS B&B	B-1994 ATHLONE ROAD	b-1
181134	5304	HILLTOP HIDEAWAY	1992 ATHLONE ROAD	B-1
200013	5262	BARKLEY HOUSE B & B	917 BARKLEY PL	B-1
126946	5312	CEDAR HIDEWAY	1887 ST JACQUES BLVD	B-1

APPENDIX 'A' to District of Ucluelet Zoning Amendment Bylaw No. 1310, 2022
(B&B Overlay)





STAFF REPORT TO COUNCIL

Council Meeting: September 21, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 6630-20-HOUSING

SUBJECT: UCLUELET HOUSING – 2021 UPDATE

REPORT NO: 21-137

APPENDICES: APPENDIX A – 2018 STAFF REPORT - OCP HOUSING ACTION PLAN

RECOMMENDATIONS:

1. **THAT** Council adopt the following goals aimed at improving the availability and affordability of housing in the community:
 - a. prioritize long-term residential housing;
 - b. slow and contain the proliferation of short-term vacation rentals within residential neighbourhoods;
 - c. create opportunities for more diverse and new forms of housing, with a priority on more affordable forms of housing; and,
 - d. create opportunities for the development of new rental housing.
2. **THAT** Council direct staff to further explore regulatory and development strategies to action Council's goals for addressing housing availability and affordability in the community.

PURPOSE:

To provide Council with options for addressing current housing issues, confirm the goals for any regulatory changes, gauge the degree of public consultation desired by Council on these issues, and to lay out possible next steps.

BACKGROUND AND CONTEXT:

Ucluelet is at a pinch point. Like many communities across the country, housing affordability has become an issue at the forefront of concerns for most households. This is an issue for both community members and business owners; increasingly, housing issues are translating into staffing issues. This report is being presented in the context of:

- a doubling of local housing prices in the past decade;
- a draft OCP underway but not adopted;
- a global pandemic that is not over, which has upended travel, economics and livelihoods;
- a Housing Need Assessment underway for all West Coast communities;
- a real estate and building boom;
- escalating construction costs due to supply-chain bottlenecks and localized demand;
- the ongoing loss of existing rental housing stock to short term tourist accommodation rentals;
- the final year of this Council term; and,
- a Strategic Plan that includes a focus on Housing Affordability.

Also part of the housing context are a number of recent and current housing development approvals:

- Ocean West phase 5 (32 lot single-family subdivision: DP and PLA issued);
- “Lot 13” Marine Drive affordable housing (33-lot single-family subdivision: rezoning, DP and PLA issued);
- “Lot 16” Marine Drive housing development (112 units total: rezoning underway);
- “The Wave” on Marine Drive development (6 townhouses: rezoning, DP and BP issued);
- development of 20 new homes under the *Pocket Neighbourhood Residential* regulations on St. Jacques Boulevard; and,
- a handful on “one-off” site-specific single-family re-zonings to allow an Accessory Residential Dwelling Unit (ARDU).

As well, Council has supported the retention of existing housing and creation of temporary worker housing:

- “Raven Lodge” rezoning to recognize existing non-conforming multi-family units and to enable their upgrade; and,
- numerous Temporary Use Permits for seasonal worker housing, including a 2021 pilot project for a batch intake of TUP applications.

THE CURRENT CHALLENGE:

Ucluelet has been experiencing a dramatic shift of value within the housing market. This is partly brought about by external forces (increased demand for rural properties brought by a global pandemic, a culture shift to working remotely, historically low interest rates, etc.), and is also affected by local forces (existing zoning regulations, destination tourism marketing, labour availability, etc.).

For years, within the Ucluelet zoning bylaw the Bed and Breakfast (“**B&B**”) use has been a permitted secondary use. This accessory use was intended to be a “mortgage helper” and first arose in the zoning regulations as the local economy saw shifts in the forestry and fishing sectors, and the community began to turn to tourism for additional economic opportunities. Over time, there has been rising popularity and demand for short term rentals (“**STR’s**”; in this report we will use this term interchangeably with B&B in the discussion of short-term tourist accommodation within single-family residential properties).

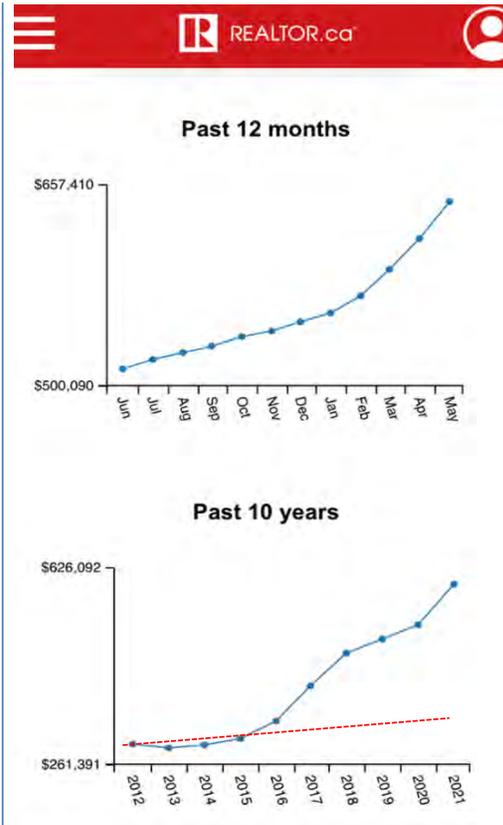
In 2008 AirBnB was founded. Online bookings for independent STR accommodation began to grow in popularity.

The B&B accessory use within the residential zones in Ucluelet perhaps started as an innocuous side gig, but the rise of AirBnB and other online booking platforms led to that being discovered and promoted to the point where the B&B use is now effectively a loophole into the commercial vacation accommodation market.

The market for residential properties is now being influenced by commercial / investment / accommodation value – these uses are no longer secondary to the value of the home. Instead these uses are driving the cost of local housing stock.

Increasingly, we are seeing new houses being constructed with purpose-built attached (with separate exterior access) motel units; these may meet the definition within the zoning but are no longer the B&B bedrooms down the hall within a family home. Additionally, what were formerly long-term rental secondary suites are being converted and put to use as STR’s for tourist accommodation.

All of the above have contributed to the recent rise in the price of land and housing - to the point that working Ucluelet families are essentially priced out of the market. This is acutely affecting both ownership and rental opportunities.



The red line (added) shows the home price that the median Ucluelet household can afford.

If sustained, a 14.5% year-over-year increase in the average market price means that home prices would double in less than 5 years.

The character of the town and the fabric of the community depends on people being able to see a long-term path to stable housing, to meet their family’s needs. Households make long-term decisions on where they will invest their time and money, where they will raise kids, volunteer and put down roots. These individual decisions affect how a community functions and how it defines itself. If it wishes to keep its values then Ucluelet, like many communities, will need to take an active role in addressing local housing issues on many fronts.

In this context, this report aims to briefly explore some short-term and long-term actions the municipality could take, and seek direction from Council on where best to focus energies and resources. These include:

- o regulatory (particularly Zoning Bylaw) changes;
- o building housing; and,
- o creating a supportive environment for housing initiatives (i.e., governance & resources).

DISCUSSION:**Potential Strategies:**

To avoid getting buried in details at the outset, staff suggest that the best starting point is for Council to first consider and confirm the goals as outlined in the recommendations at the beginning of this report. Once Council has confirmed the goals for addressing the supply and affordability of housing, the next step would be for staff to provide more detailed information and a discussion of the pros and cons of pursuing each potential strategy, for further discussion and direction.

The following provides an overview of future strategies Council could consider.

A. Zoning:

Arguably the District's zoning needs to catch up with the times. Zoning can affect the amount, type, location and cost of housing in the community. Adjusting regulations within the zoning bylaw is perhaps the central lever that Council controls which can affect the supply and cost of housing over time. Some examples of zoning changes that could be explored include:

1. **Option: flip the status to put housing first (reduce B&B and increase ARDU zoning) – explore changing residential zones to make ARDU's an outright accessory use, and make a site-specific zoning amendment necessary for creating more short-term rentals instead.**

Currently, as mentioned above, commercial tourist accommodation use (a B&B) is an outright secondary use permitted in most residential zones in the District. At the same time, an Accessory Residential Dwelling Unit (ARDU) is not generally permitted; this accessory use would require a rezoning application. A handful of properties have successfully made application and rezoned to allow an ARDU for long-term accommodation.

An ARDU unit – also known as a cabin – provides a different type of housing unit than a secondary suite. By definition secondary suites are attached within the main house. A cabin for a renter or family member provides for a little separation and outdoor space, adding a different and often more livable long-term housing situation.

This is not to suggest that STR's be "banned"; the zoning could acknowledge those existing licensed B&B's but contain their further spread.

2. **Option: seek to create a diverse mix of residential zoning designations for different sizes and types of long-term residential housing, and apply a policy of seeking a majority of long-term housing within each new development.**

As properties within town come forward with rezoning applications, prioritize housing and more affordable forms of housing.

3. **Option: explore adding long-term ARDU housing as a permitted accessory use on properties already zoned for guest cabin accommodation.**

As we have seen during the pandemic, at times it may be more desirable for an owner of tourist accommodation to instead use it for residential housing. Such units are already dwellings built to code for long-term occupancy, with parking on site. If an owner wishes to lease a cabin to a long-term tenant, then that's one more resident housed.

4. Option; clarify within the zoning bylaw and/or business licensing bylaw that the property must be the principal residence of the business licence holder.

The B&B use regulations have long specified that it is the full-time and present resident of the dwelling who operates and administers the B&B. In other words, clarify within the bylaws that a tenant “manager” is insufficient to justify the accessory B&B use.

5. Option: explore prioritizing housing within mixed-use buildings in the centre of town by removing resort condo as an outright permitted use.

It has long been a policy to support more rental housing in the centre of town. The CS-2 zoning permits mixed-use multi-family (i.e., apartments above commercial uses) but also mixed-use resort condos. The CS-2 zoning would still allow *Hotel* and *Motel* uses, but this zoning change may encourage / protect the “apartment above the shop”.

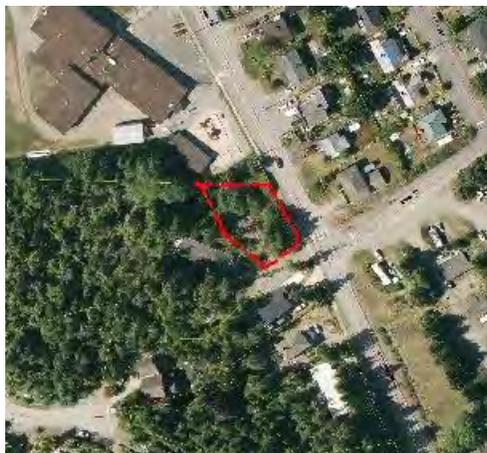
With any of these potential changes, a degree of public consultation and community input will be advisable and required. A greater degree of public engagement can raise awareness and acceptance of potential changes, but consequently takes more time and resources. Staff suggest that Council discuss and consider at a high level the degree of community input – early and/or ongoing - that might be appropriate with any potential options being explored.

B. Build Housing:

Option: explore, within the 5-year financial plan, funding capacity for one or more affordable housing projects on District-owned land.

The District of Ucluelet is not a large land owner, but some municipally-owned properties may be suitable for constructing housing. The District could prioritize these lands for strategically developing housing stock to fill the most critical gaps identified in the Housing Need Assessment (HNA). This may mean partnering with not-for-profit housing developers. Some lands that may be considered (and that have been previously identified and discussed at different points) include:

1. Peninsula Road at Alder Street. This property is next door to the elementary school and may be suitable for 3 or 4 townhouses; an affordable housing project at this location might prioritize single parents, seniors, etc. (again, the need to be identified from the HNA).



2. Matterson reservoir site. This is a large, treed property that could be an option for developing affordable ownership and affordable rental units. Access, servicing and subdivision would all be precursors to developing housing. The location is adjacent to both schools and the community centre. Park dedication and habitat values would also be key considerations.



3. Forbes Road behind public works yard. This District lot would need water and sewer services extended to it, and grading work to level the site. Located within the light industrial area, but also adjacent to the Tugwell Fields park, this might be most suitable for temporary worker and/or contractor housing.



In all cases, for the above or other sites, the development of new housing infrastructure would require that the District undertake steps of:

- confirming the housing program and affordable housing goals;
- site selection (and confirmation of highest and best use);
- site analysis and feasibility testing;
- business case and confirmation of funding and/or partnerships;
- design and construction management;
- site servicing;
- construction;
- commissioning and ongoing maintenance; and (significantly),
- qualifying and vetting potential buyers and/or renters against affordable housing criteria.

These types of projects are not quick and require groundwork to ensure the financing and project success. Any such project would be informed by the results of the community Housing Need Assessment currently underway.

C. Build Housing Capacity:

The District is not alone facing these housing challenges. As the West Coast Housing Need and Demand study will illustrate, these challenges are being seen across the region. Working together with regional partners and communities, particularly on the servicing and supply side of the housing equation, will take time but holds promising win/win benefits for all communities. Some strategies that Council might consider include:

1. **Option: explore the potential and lobby regional agencies for the creation of a West Coast Housing Authority.**

As affordable housing units come on stream, recognize that the ongoing management of these community assets is itself a job. Individually, small local municipal and First Nation governments of the West Coast do not currently contain the capacity to take this on. Plus, the job of qualifying housing applicants and managing housing assets is not a side-of-desk job. Pooled resources could provide the best value to all West Coast communities in delivering affordable housing. This could take the form of:

- a. a new regional service provided by the Alberni-Clayoquot Regional District;
- b. a servicing agreement for contracted services provided by one localized service provider (e.g., Tofino Housing Corp. or other); or,
- c. a contracted regional service provided by either a for-profit or not-for-profit housing consultant.

2. **Option: invite conversations at the staff and elected official levels with the Toquaht Nation and Yuułu?iŋ?ath Government about mutual housing challenges and opportunities. Key starting points may be identifying where there are shared community values and goals, and alignment of housing needs and capacities. An eye to identifying shared efficiencies in delivering services and infrastructure could benefit all partners.**

Under the section discussing the regional context with our neighbours, reconciliation and relations with indigenous communities, the draft 2020 OCP includes the policy 1.4, “*seek opportunities for mutual benefit when exploring topics of housing, economic development, transportation, utilities, tourism, emergency services and other matters which affect the wellbeing of our communities*”. That the 2021 Housing Need Assessment is being completed as a collaborative partnership among all local government and indigenous communities on the West Coast is evidence that there is recognition and willingness to tackle our community issues such

as housing in a coordinated effort. Opportunities exist for working together to re-balance the local housing supply, create appropriate housing options for all community residents and also to create sustainable local economic development opportunities.

Process and Financial Implications:

Addressing community housing challenges will not be a single project or a one-time initiative. This should be approached as an ongoing area of service and adaptation within the community (see also 2018 report in **Appendix 'A'** for further context and background). As mentioned above, individual pieces may resolve as line items in the municipal Budget and 5-year Financial Plan. Other efforts will be tackled as part of core services and could at times affect all municipal departments – specifics will become clear as we get further down the path. As the community evolves the demand for services – including around housing – will increase and it can be expected that additional resources will become necessary. At this point, staff are seeking high-level Council direction; detailed decisions and supporting analysis will need to follow to ensure that these efforts are adequately resourced.

OPTIONS REVIEW AND NEXT STEPS:

It is recommended that Council consider providing direction on the goals for short- and long-term housing initiatives as described at the outset of this report. Staff would follow up with more detailed reports on the following for specific strategies, including:

- background, and experiences of other communities;
- budget implications;
- pros and cons;
- processes for public input; and,
- draft bylaws,

based on Council's direction on strategic housing initiatives.

Alternatively, Council could receive this report for information and revisit this discussion when the results and recommendations of the 2021 West Coast Housing Need Assessment are received later this fall.

Respectfully submitted: Bruce Greig, Director of Planning
John Towgood, Municipal Planner
Duane Lawrence, Chief Administrative Officer



STAFF REPORT TO COUNCIL

Council Meeting: June 26, 2018

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 6480-20-2018-OCP

SUBJECT: UCLUELET OCP – HOUSING ACTION PLAN

REPORT NO: 18-65

RECOMMENDATIONS:

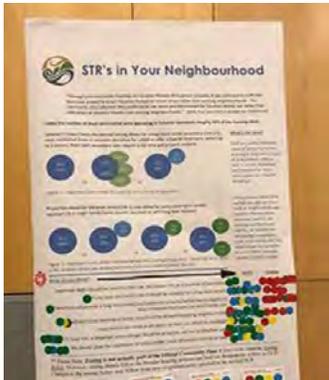
1. **THAT** Council provide feedback on the actions listed in the draft 2018 Housing Action Plan; and,
2. **THAT** the District proceed with commissioning a Community Housing Needs Assessment to analyze the current and emerging housing needs, identify gaps in the spectrum of existing and planned housing supply, and assist in identifying housing priorities in Ucluelet.

PURPOSE:

To provide Council with a brief background and preview of OCP housing discussions - plus a draft of potential short-term housing actions - and to seek direction on the immediate task of commissioning a Housing Needs Assessment.

Background:

Throughout the engagement of the Ucluelet Official Community Plan Update, initiated in 2016, a primary area of concern recognized by community members, staff and Council has been a suite of issues surrounding the supply and affordability of housing. During community consultation in March, housing was a key topic area and generated excellent discussion and feedback. Staff consider it timely to prompt further discussion focused on housing as the draft OCP takes shape. At the same time, other current community discussions could be informed by a clear picture of what the municipality is doing in this area. It is also timely to consider a series of short-term tasks to move forward on addressing these issues.



The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. Gathered from the census data over the past ten years, Ucluelet has experienced 1.36% annual population growth, or 23 new residents per year; this could be considered strong, positive growth.

Over the same period, visitor growth and non-resident home ownership has also expanded considerably (though the numbers are not captured by the census). The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past year the District has actively monitored and enforced its bylaws on short-term vacation rentals. Approximately 130 short-term rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units, including secondary suites, have been converted to short-term rentals, displacing this supply of vital housing stock.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues. Bill 18 will require local governments to commission a housing needs assessment within 3 years, and update the report every 5 years thereafter. It is expected that a completed needs assessment report will be a pre-requisite to provincial grant funding for affordable housing projects. Bill 23 will enable local governments to designate properties in their zoning bylaws exclusively for rental housing. This spring the federal government has announced new funding for affordable housing, including making land available to municipalities for the development of new affordable housing units. The details of these new regulations and funding have yet to be announced.

DISCUSSION: In response to the current housing situation, staff propose that the District pursue the following short-term housing action plan. Subject to Council approval of 2019 and 2020 budgets, the following actions are expected over the next two years:

2018 Short-Term Housing Action Plan:

1. Continue the program to actively monitor and enforce short-term rentals;
2. Commission a community Housing Needs Assessment report;
3. Explore the feasibility of creating temporary seasonal employee housing on municipally-owned property;
4. Look for opportunities to update the District's inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community;
5. Explore and seek community input on zoning amendments to:
 - a. ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental;
 - b. remove standalone short-term rental of single-family homes from the VR-2 zoning designation;
 - c. add options for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.);
6. A number of federally-owned former Parks Canada and RCMP employee housing lots are now designated *Institutional* on the Schedule A Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for the future conversion of these lands to a possible variety of community care, shelter, supportive and affordable housing uses;
7. Explore the use of the new rental zoning powers proposed in Bill 23;
8. Explore the use of Development Cost Charges for affordable housing;
9. As a follow-up to the needs assessment, develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues; and,
10. Develop a District land and development strategy and explore the options for an ongoing affordable housing program.

It is expected that these actions would be revisited in a 2020 amendment to fine-tune the OCP. Meanwhile, these actions would enable the District to better understand the dynamics of the housing market and supply in Ucluelet, and also allow the municipality to be proactive on balancing the community housing needs as new development occurs.

Process, Timeline and Financial Implications:

A. Housing Needs Assessment:

Staff are presently working on the draft updated OCP chapters and maps. Engaging a consultant to get started on a Housing Needs Assessment does not need to wait to follow adoption of an updated OCP bylaw. Staff consider this a clear next step and recommend pursuing the assessment as soon as possible. The needs assessment will be a pre-requisite to upcoming provincial grant opportunities, and is expected to become a legislated requirement in the near future. The results of the needs assessment will also provide a solid background to help in the analysis of future rezoning proposals which may affect the amount and diversity of housing supply in the community.

The cost to complete a needs assessment is estimated to be approximately \$20,000. The funding of the needs assessment could be accommodated within the current allotment for the OCP project and other consulting in the 2018 budget. As an alternative, Council could wait to see if provincial grant funding is announced in September (as rumoured) to assist municipalities in undertaking these housing needs assessment reports.

Any additional costs for other tasks which fall outside the regular Planning operating budget would be brought forward to Council for consideration in its budgeting process.

B. Other Tasks:

The other tasks listed are either already underway or could be tackled in the work program over the next two years. As the draft OCP is coming together, staff see the document as a complete and current plan but with a number of areas to be expanded in the short term. Staff anticipate a near-term revision to the OCP to enable the District to adopt a comprehensive “2020 vision” looking at a 30-year horizon to 2050. The proposed housing action plan would provide a number of elements to build toward this.

OPTIONS REVIEW:

1. **THAT** Council provide feedback on the actions listed in the draft 2018 Housing Action Plan; **(Recommended)** and,
2. **THAT** the District proceed with commissioning a Community Housing Needs Assessment to analyze the current and emerging housing needs, identify gaps in the spectrum of existing and planned supply, and assist in identifying housing priorities in Ucluelet. **(Recommended);** or,
3. **That** Council defer action on a Housing Needs Assessment until the province has clarified what funding will be available, if any, to assist municipalities with this work.

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

DRAFT potential OCP Bylaw Amendment

At the end of Development Permit (DP) Area Designations and Guidelines section (Pg.110) add:

All lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character of intensive residential development when being developed for:

- Detached Accessory Residential Dwelling Units (ADU's) (DPA IX)

After Steep Slopes insert the following (Pg.137):

DPA IX Intensive Residential Development of Detached Accessory Dwelling Units - Development Permit Area

Category

In accordance with Section 488 (1) of the Local Government Act the Accessory Dwelling Unit (ADU) Development Permit Area has been designated to guide the form and character of intensive residential development.

Justification

Residential neighbourhoods in Ucluelet are typically low density, composed predominantly of single family housing. Detached Accessory Dwelling Units provide an opportunity for infill housing that can “fit” within an existing neighbourhood without significantly altering its character or appearance. They have the potential to:

- Add diversity and choice in housing;
- Increase the supply of rental accommodation and provide an alternative to attached Secondary Suites;
- Provide accommodation for family members or caregivers;
- Create accessible living accommodation;
- Promote water and energy conservation; and
- Provide rental income to homeowners.

Respecting neighbourhood character and appearance is a priority when creating new ADU's. By considering key aspects of design such as site layout, building form and sustainability, Accessory Dwelling Units can become thoughtful and welcome additions to established neighbourhoods.

Exemptions

A development permit is not required for a ADU located in the Intensive Residential Development of Detached Accessory Dwelling Units - Development Permit Area when:

- Only internal alterations are made to an ADU;

- Minor exterior renovations to an ADU or a single family dwelling on a lot with an ADU are proposed that would not significantly alter the footprint or character of the building.

Interpretation of language

Where shall is used in a guideline, the guideline is mandatory. At the discretion of the Director of Community Planning, variations may be acceptable, where the intent of the guideline is achieved, to address a unique circumstance that would otherwise render compliance impractical or impossible.

Where should is used in a guideline, the guideline is strongly encouraged, but can be relaxed where unique circumstances require other actions that will still meet the intent of the guideline.

Guidelines

Preliminary Site Design and Layout

Preliminary site design and layout for ADU prioritizes privacy of neighbours, access to the suite and retention of green space. It also emphasizes design that adapts to the natural topography of the site.

- R1. The location of the ADU should minimize opportunities for overlook and shading on adjacent properties.
- R2. Protecting and retaining mature trees should be a key consideration during the early phases of planning for an ADU. The dwelling, including associated parking and access areas, should be located and designed to preserve existing trees on the subject property, as well as adjacent properties.
- R3. Hard (impervious) surfacing on a lot should be minimized. Limiting hard surfacing in front yards including parking areas and pathways.
- R4. Access to the ADU shall be provided by a minimum 1.0 m wide path that is clearly legible and provides direct access from the street to the dwelling.
- R5. Siting of an ADU should respond to the natural topography of the lot. Significant excavation and/or retaining is discouraged.
- R6. ADU may be considered through a variance process by Council on lots with two frontages (two front yards). Context will be a key consideration on properties where an ADU is proposed in the second front yard. A development variance application should evaluate the following:
 - The nature of the frontage where the ADU is to be constructed (e.g. is it an unconstructed road right-of way or developed street); and
 - The pattern of setbacks on adjacent properties.

Building Design

Seamless integration of an ADU in an established neighbourhood requires careful attention to architectural style and elements of building design.

ADU design should strive for a high degree of livability and comfort for tenants.

Design and Massing

- R7. Textured, durable, high quality cladding materials should be used to reinforce the residential character of an ADU.
- R8. Modular and pre-fabricated housing units are an option provided the residential character and permanence of the ADU is reinforced.

Sloping Sites

- R9. The scale and mass of the ADU should respond to the topography and natural features on the lot.
- R10. ADU should step in plan and section along the natural slope of the land.

Windows and Lighting

- R11. The size and placement of windows in an ADU should minimize overlook and be sensitive to neighbours' privacy.
- R12. Second storey windows facing adjacent properties and the space between the unit and the principal building should be designed to promote privacy and reduce overlook.
- R13. Skylights, clerestory windows and obscured glazing are encouraged.
- R14. Clear eye level windows may be permitted where it can be demonstrated that privacy and overlook on neighbouring properties are not issues.
- R15. Operable windows are encouraged to increase air flow and natural ventilation in the unit.
- R16. Lighting for the ADU should complement the building and landscape design.
- R17. Lighting should be kept to a minimum necessary for pedestrian safety and visibility. Consideration should be given to the number, location, and style of light fixtures, as well as the negative effects of light spilling into adjacent properties.
- R18. Light fixtures should be recessed. Fully cut off fixtures are encouraged. Motion sensor lights are discouraged.



Entrances

- R19. Entrances should provide weather protection and can include features such as recessed or covered entries.
- R20. When designing an entrance, consideration should be given to noise and/or privacy impacts for adjacent neighbours.
- R21. ADU's shall have individual unit identity numbers that are illuminated at night. Unit numbers shall be located on the ADU and in a clearly visible location along the nearest street frontage.
- R22. The primary entrance of the ADU should be oriented to a street whenever possible. Landscaping is encouraged to reinforce the location of entry.

Accessibility and Adaptability

R23. Based on the needs of the tenant, the design the unit should consider standards of adaptability and accessibility.

Roof Form

Buildings with simple and integrated roof forms are preferred to reduce visual impact and limit shading and overlook onto adjacent properties.

R24. One simple roof form is desired.

R25. Secondary roof forms, such as dormers shall be integrated into the main roof form.

R26. Dormers should be set back a minimum of 0.6 m from gable end elevations.

R27. Total dormer width for each elevation shall not exceed 40% of the width of the upper storey.

R28. On an ADU with a shed roof (slope of 3:12 or greater), the tallest portion of the building should be located to minimize impact on adjacent neighbours.

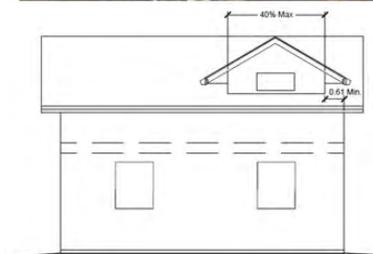
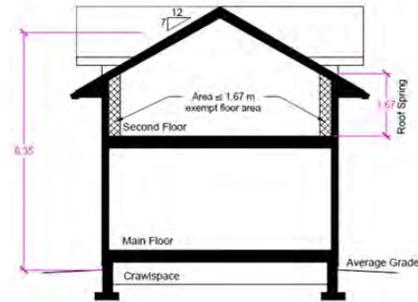
R29. On the second storey of an ADU with a sloping roof, the upper floor area shall be integrated into the roof form.

R30. The main roof on an ADU should spring from somewhere between the upper floor level and 1.67 m above it.

R31. Flat- or shallow-pitched roofs (slope less than 3:12) are discouraged.

R32. If a flat or shallow roof form is proposed, the massing should be located to minimize impacts on adjacent neighbours.

R33. Thoughtful landscape design can preserve neighbourhood character, maximize privacy, enhance remaining green space, protect biodiversity, and provide permeability. Protection of mature trees is a key element in quality landscape design.



Sustainability

Design that improves the natural environment by promoting conservation and careful management of stormwater are encouraged.

Sustainability considerations are outlined here, and in other sections of these guidelines, including building design, landscaping, and parking and access.

R34. Innovative building and landscape design is strongly encouraged.

R35. Consider low carbon building design and landscaping. This may include energy efficiency such as passive solar design for heating and cooling, and internal infrastructure to support solar panels.

- R36. Integrate water conservation into building and landscape design. This may include capturing rainwater from a roof and maximizing permeable surfaces on a site.
- R37. Consider stormwater management practices that mimic natural systems. The use of rain gardens, green roofs, bioswales, and landscaping can help to slow and clean rainwater, allowing it to slowly diffuse back to the natural water table.

Outdoor amenity space for residents

Improved livability can be accomplished through a variety of means, including the provision of useable and private outdoor space for ADU tenants.

- R38. Define and screen at-grade outdoor spaces through the use of landscaping, plantings, fences or trellises, and/or changes in grade.



Landscaping

Thoughtful landscape design can preserve neighbourhood character, maximize privacy, enhance remaining green space, protect biodiversity and provide permeability. Protection of mature trees is a key element in quality landscape design. A landscape plan is required at the time of application.

- R39. Mature trees and significant vegetation should be retained where possible.
- R40. Native and/or drought tolerant trees and plants suitable for the local climate are encouraged and should include a mix of coniferous and deciduous species. Invasive plants are prohibited.
- R41. Drought tolerant plants and deciduous trees on the south and west elevations are encouraged.
- R42. Side yards should be landscaped and integrated into useable outdoor spaces, where possible. Landscaping should include permeable surfaces, as well as native and/or drought tolerant plants suitable for the local climate.
- R43. Landscaping and/or fencing is encouraged along interior side and rear lot lines. Chain link fencing is not permitted.
- R44. Exterior side yards on corner lots should be designed and treated as the main entrance to the ADU. Screening and landscaping between the street and outdoor space should be used to define the transition from public to private space.



R45. Sufficient and useable on-site parking is a requirement for ADU's. Driveway and parking space design should consider rainwater management, protection of trees and impacts on adjacent properties.

R46. Driveway and parking space design should maximize rainwater infiltration through the use of permeable surfaces such as unit paving blocks, permeable concrete or asphalt, or driveway planting strips.

R47. A minimum of 35% of the area of the front yard should be permeable.



R48. Screening through the use of landscaping, plantings and/or fences should be used where driveway accesses and parking spaces are located along an interior side lot line.

R49. A space should be provided for garbage and compost containers for the ADU and it should be screened from view.

R50. Where possible containers should not be stored in rear or interior side yard setbacks.



Parking and Access

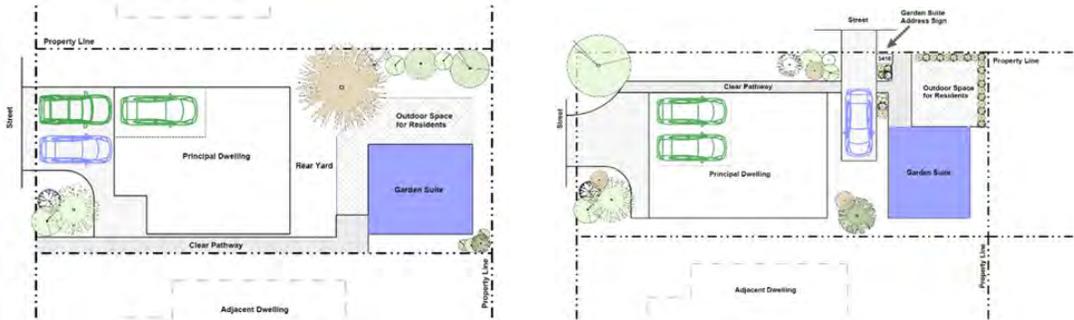
Sufficient and useable on-site parking is a requirement for ADU's. Driveway and parking space design should consider rainwater management, protection of trees and impacts on adjacent properties.

R51. Driveway and parking space design should maximize rainwater infiltration through the use of permeable surfaces such as unit paving blocks, permeable concrete or asphalt, or driveway planting strips.

R52. A minimum of 35% of the area of the front yard should be permeable.

R53. Parking for the ADU can be provided on a shared driveway with the principal building. A tandem parking configuration is possible, but discouraged for the ADU.

R54. For corner lots parking should be accessed via a driveway from the closest adjacent street.



R55. Screening through the use of landscaping, plantings and/or fences should be used where driveway accesses and parking spaces are located along an interior side lot line.

R56. At a minimum, one on-site parking space, for the ADU or the principal building, should feature an energized outlet capable of providing "Level 2" electric vehicle charging to the parking space.

R57. A minimum of one secure and weather protected bicycle parking space should be provided for an ADU.



10.3 Zoning Amendments: Housing vs. Short Term Rentals
Bruce Greig, Director of Community Planning

Mr. Greig presented a summary of his report recommending that action aimed at improving the availability and affordability of housing in the community be taken.

2022.2115.REGULAR

It was moved and seconded THAT Council give first reading to Ucluelet Zoning Amendment Bylaw No. 1310, 2022, that would remove Bed and Breakfast and add a detached Accessory Residential Dwelling Unit as a permitted accessory use in most single-family residential zones in the community;

It was moved and seconded THAT Council give second reading to Ucluelet Zoning Amendment Bylaw No. 1310, 2022;

It was moved and seconded THAT Council refer Ucluelet Zoning Amendment Bylaw No. 1310, 2022, to a public hearing;

It was moved and seconded THAT Council give first reading to Ucluelet Zoning Amendment Bylaw No. 1311, 2022, to create a new Schedule "D" B&B Overlay specific to those properties with established, licensed Bed and Breakfast operations as of June 1, 2022;

It was moved and seconded THAT Council direct staff to update the draft table and map amendments designating the properties in the new R-1 B zone to include, in addition to those B&B operations already holding a valid business licence, properties that can provide the following as of June 10, 2022:

- a. proof of owner occupancy of the property as their principal residence prior to June 1, 2022, and a complete business licence application, demonstrating compliance with all municipal bylaws, for a new Bed and Breakfast operation;
- b. proof of ownership of the property prior to June 1, 2022, and a complete building permit application for construction of a new house or renovation of an existing house to contain new Bed and Breakfast rooms; or,
- c. proof of ownership of the property prior to June 1, 2022, and proof of building plans underway for a new house containing Bed and Breakfast rooms (including site plan, floor plans, contract and/or correspondence with house designer showing design to include Bed and Breakfast uses);

It was moved and seconded THAT Council direct staff to bring Ucluelet Zoning Amendment Bylaw No. 1311, 2022, back for consideration of second reading after any amendments to the table and map of subject properties in the draft Schedule "D" has been updated following June 10, 2022;

It was moved and seconded THAT Council advise potential applicants that after June 10, 2022, it will consider - under section 463 of the Local Government Act - directing staff to withhold building permits for any renovation, new construction or change of use for new Bed and Breakfast rooms or suites while Ucluelet Zoning Amendment Bylaw No. 1310, 2022, is under preparation;



It was moved and seconded THAT Council direct staff to use all District communication platforms to advise community members and property owners of the proposed zoning changes and process to consider Bylaw Nos. 1310 and 1311;

It was moved and seconded THAT Council direct staff to create a page on the District website containing links to all past staff reports and research into short term vacation rental (STR) uses and their impacts on housing supply, property values and community;

It was moved and seconded THAT Council direct staff to prepare an Official Community Plan bylaw amendment to create a new "Intensive Residential Development" designation and guidelines for a new Development Permit Area applying to the construction of new detached Accessory Residential Dwelling Units, for consideration at a future Committee-of-the-Whole meeting; and,

It was moved and seconded THAT Council direct staff to include a report to the Committee-of-the-Whole discussing options for creating permit-ready plans and/or a program to streamline construction of new detached Accessory Residential Dwelling Units on residential properties.

CARRIED.

From: [REDACTED]
To: [Info Ucluelet](#); [Mayco Noël](#); [Rachelle Cole](#); [Jennifer Hoar](#); [Lara Kemps](#); [Marilyn McEwen](#); [Bruce Greig](#)
Subject: Inclusion on the List of Allowed Existing Bed and Breakfast (B&B) Properties/ Proposed R1 Changes
Date: June 2, 2022 11:03:53 AM

[External]

Dear District of Ucluelet, Planning Department, Mayor & Council,

Please include my property at 1339 Edwards Place in your list of allowed existing Bed and Breakfast (B&B) properties. While we are not licensed or operational at present, I would like it grandfathered into whatever changes are made to R1 zoning to ensure that no need for a variance is needed if and when we desire to become operational in the future.

We designed our house specifically with the possibility of operating a B&B in the future, in case our economic circumstances required it.

I don't want to apply for a business licence now as we are not in operation.

While I understand that a variance could be requested in the future, this can be a lengthy and costly process and there are no guarantees that the application would be successful. Even if the current feeling is that applications would be approved, it is not reasonable to assume that council members or others involved would remember or comply with this intent in several years' time.

The ability to operate a legal B&B (as defined by pre June 1, 2022 rules) is a way that families fortunate enough to have been able to put together a down payment for a property can continue to live in it. It's literally one of the few viable ways families have been able to afford homes here in the recent past.

Contrary to popular belief, running a B&B isn't easy money. You lose your privacy, there are all the tasks of any other small business, including scrubbing the toilet, marketing, dealing with guests, damaged property, plus costs for licensing, processing fees, etc. I don't ever want to have to do it again, but I want to be able to if I need to.

We bought our first Ucluelet property in 2008 with dreams of opening a B&B in our retirement. We specifically sought a property that could be used as such and would be appealing for this purpose. We did not attend Council meetings before we began living here. It would have been shocking and disappointing, had we not moved here sooner, to find that our dream property could no longer be used for its original intent. I'm sure there are others in this same situation right now.

We actually ended up opening and operating Coast and Toast B&B from 2011 to 2019. I am

grateful this opportunity existed for my family as it was a primary source of income for us. In the not so recent past there were some very hard years and we would not have made it, financially, without the B&B. It used to be very difficult to find work here in the winter. Wages have been low for many available positions, though we worked them, too. Several comments made at the last council meeting indicate that I am not the only one that expects an economic downturn.

While Coast & Toast was in operation, we volunteered in the community, raised funds for local charities, and were ambassadors for our village. Our B&B guests frequently ate out in restaurants, bought gifts at local shops, and went on tours, contributing to the local economy. My daughter started school here in grade 1 and will graduate from USS. I now work for a local employer and feel like I make a valuable contribution. My spouse has a unique skill set that also adds value to the community.

Other families operating B&Bs at the time would have similar stories.

When someone says that they want to remove B&Bs from R1 zoning, I hear “middle class families that contribute to the community and have dreams of being self-sufficient are unwanted here and we will do what it takes to stop new ones from coming.”

Contrary to popular misconception, legal B&B units (units in family homes without kitchens, by definition - that don't meet fire code standards for multi-family housing,) likely won't be converted to long term affordable housing. It's not easy or practical and with the cost of renovations and construction, it's not financially viable.

Introducing the restriction of B&Bs to only grandfathered properties will create inequities between residential properties. Any existing B&B property will be worth more than one that does not have one, because of the potential income they can generate. Converting to long term rental housing would be a foolish financial decision with regard to a long-term property value if B&B designations are restricted to certain properties and you are fortunate enough to own one.

Housing costs are a huge international problem that I support addressing locally. A rising tide floats all boats. We need to level the playing field by lifting up people that haven't been able to afford housing. However, this move to remove B&Bs from R1s seems designed to level the playing field by holding families down.

Carriage houses are great. Cracking down on illegal B&B's where the owner is actually using an R1 zoned property as a vacation property is fine. Pursuing grants to create new affordable housing would be awesome. Removing existing rights from current property owners feels punitive, and we're not “bad guys.”

Please confirm that my property at 1339 Edwards Place will be recognized as a grandfathered B&B forevermore and that we will not have to ask in the future for our current property rights to be reinstated through the variance or similar process.

Best,

Faye Kennington

From: [REDACTED]
To: [Monica Whitney-Brown](#)
Cc: [Ucluelet Building Inspector](#); [John Towgood](#)
Subject: Re: 477 MARINE + 482 MARINE DRIVE : NO. 1311
Date: June 4, 2022 1:06:07 PM

[External]

Hi Monica,

Thank you for your response. Our building permit number for 477 MARINE DRIVE is : #BP 22-07 issued on April 27, 2022.

We have reached out to Nicole to further review our permitted plans which include this 1bed/1bath suite designed to meet all the local requirements for a B&B.

We are concerned with the statement that this property will be "considered" by council for inclusion in the B&B overlay zone if bylaw 1310 and 1311 are approved. The idea that a property we've owned for 7 years - legally zoned for B&B for all that time could suddenly change is very distressing. As a retired grandmother - Marc's mother will need the subsidized income from this B&B suite to pay her living costs. Especially following the increased costs in building during these times.

We aren't certain these proposed bylaw's are the best solution for our community and if they do get approved we would want a little more confidence and certainty that Marc's mother's in progress build would be able to operate as it is currently zoned.

Smiles,

Andrea Murray
surfshackinvestments@icloud.com
1.604.721.8917

"Never give up on what you want to do. The person with big dreams is more powerful than the one with all the facts." Albert Einstein

From: [Info Ucluelet](#)
To: [Monica Whitney-Brown](#)
Subject: FW: R1 proposed zoning changes (again)
Date: June 6, 2022 8:35:16 AM

For your review

From: [REDACTED]
Sent: June 4, 2022 4:20 PM
To: Info Ucluelet <info@ucluelet.ca>; Rachelle Cole [REDACTED]; Mayco Noel <[REDACTED]>
Subject: R1 proposed zoning changes (again)

[External]

To Mayor and Council,

It seems as though the planning department's war on R1 properties continues! They are proposing that R1 properties without a bed and breakfast already would no longer have the option of starting one on their property without asking for rezoning or a variance. Supposedly this is designed to create more long term housing options for the town. I would initially ask what model is this based on and how effective has it been where it has been implemented? I think that this would not do to much to increase long term housing and would have a punitive effect on current and future R1 owners without a B & B already.

I will state that we do not have, nor are we planning on having, a bed a breakfast in our home. So why would I care about not being automatically allowed to have one, provided building codes and other such conditions are met? There are several reasons. Firstly, it is nice to have the option to start a business in one's home that has proven to be profitable. As economic conditions change it could be that operating a B & B could become necessary to afford to live in our home town. It would be nice to do that without the extra cost and effort of rezoning or applying for a variance, especially when the answer could be no. Secondly, everyone that bought an R1 home or lot bought it with the ability to have a B & B, whether they planned on having one or not. That has a monetary value. If that value is removed from the zoning, it is removed from the property. Future R1 sales would have a lesser relative value as a result. We are not planning on selling our home either, but I do not want the value of it to be diminished if we did. I am also sure that a lot of others who have bought R1 recently and have paid a premium would not want their investment to be devalued either. Thirdly, with interest rates rising and the recent price of homes, some of those that have really extended themselves to live here are going to need to have that B&B option (that they bought and paid for) to make ends meet. Is there no consideration for them and the others that have made an investment to live here?

There has been talk of allowing detached dwellings on properties in Ucluelet for a long time

now. Personally, I think that that would be a good means of helping to alleviate some housing concerns. Why has this been taking so long to go through? Why does the planning department feel the need to take away the B&B option from R1 while giving the detached dwellings? Can we not just have the detached dwellings added without taking anything away again?

Taking away new B&B's from R1 would punish current and future R1 owners by lowering property values and creating additional expense, paperwork and delays if they decided they did want to have a B&B. It would also benefit those R1 properties already with a B&B by raising the value and demand for them. A bit of a reward for those, apparently, that are adding to the housing problem. Those properties that don't already have a B&B would, in my opinion, be far more likely to rent out a room in their house or have a long term rental suite. Why punish those that aren't contributing to the problem? Perhaps the planning department could help to facilitate and expedite actual long term housing solutions instead of delaying and impeding them? Shouldn't there be some housing on Lot 13 by now?

Apartments are a great and affordable (far more so than a house) housing option, especially with a seasonal and somewhat transient workforce. When was the last time an apartment building was built in this town? Perhaps some focus could be put on that, rather than changing R1 zoning?

There is a lot of talk about the housing crisis and affordable housing. A lot of factors are causing these problems. Property values are way up. It cost more to buy an empty lot now than it did to buy a house on a lot 15 or 20 years ago. Planning and permits are more expensive and seem to take longer to get. Lot clearing and fill materials are way up. Building costs and materials are way up. Code costs, which aren't talked about much, have added a lot of cost to a home. You need your foundation, insulation and windows to meet earthquake and R-value tolerances, which doesn't come cheap and also adds a lot of time and expense to the cost of the a home. Fuel costs have gone way up adding to the cost of everything. These are all significant contributing factors to our housing problems, but I don't think that B&B zoning for R1 in Ucluelet is among them. Can we not just leave the R1 zoning alone and focus efforts on real solutions?

Thank you for you attention to this matter,
David Smith.
1390 Helen rd.

From: [Info Ucluelet](#)
To: [Monica Whitney-Brown](#)
Subject: FW: Bylaw Change - B & Bs R-1 Zoning
Date: June 9, 2022 3:05:05 PM

From: [REDACTED]
Sent: June 8, 2022 6:18 PM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Bylaw Change - B & Bs R-1 Zoning

[External]

<https://ucluelet.ca/community/planning-building-bylaw/housing-and-b-b-s>

Questions for you regarding this change:

1. Are there any council members that own rental accommodation in Ucluelet?
2. Who came up with this idea? Council requesting staff to explore or staff presenting this to council?
3. Can you provide further information on ADU so I can see if my property qualifies and what size I can build.?
4. At this time, it appears Ucluelet is lowering the value of my home by taking B&B away. Getting approval of new B&Bs licenses will likely be limited or completely removed as that is what the goal is here.

Regards,

Deryk Brower

From: [Info Ucluelet](#)
To: [Monica Whitney-Brown](#)
Subject: FW: Proposed Bylaw 1310 & 1311
Date: June 7, 2022 1:34:03 PM
Attachments: [image001.png](#)

For you:



Lailah McCallum
Administrative Support

District of Ucluelet
P.O. Box 999, Ucluelet, B.C.
Phone: 250-726-7744

From: [REDACTED]
Sent: June 7, 2022 1:07 PM
To: Info Ucluelet <info@ucluelet.ca>
Cc: [REDACTED]
Subject: Proposed Bylaw 1310 & 1311

[External]

Good Afternoon,

I'm writing with concerns regarding the proposed Bylaw 1310. My husband, Tristan, and I are in the process of working with a builder and construction company to design our home, and are going through the steps preparing to submit a permit application.

We own Lot 8 in the Pass of Melfort Place, PID 026-493-721. Our lot is R4 Zone, permitting for B&B use, when we purchased it.

Our design plans are based on a primary residence, with an attached 2 bed unit that can be used as a Licensed B&B, or retrofitted to a Secondary suite.

The design include a washer/dryer, and allowances for a future stove / full sized fridge if changing from B&B to secondary suite.

We're quite concerned about Bylaw 1310, as it will greatly impact our, and many others, ability to move and live in Ucluelet affordably and responsibly. My husband and I strongly desire to leave our hectic city and join a smaller community. To do this we would require the B&B as a "Mortgage Helper" to help subsidize the expected decrease in income.

From a tourism perspective, the ability to choose a residential unit allows people to sink in to the real feel of Ukee, experience a more personal side. We've been vacationing in Ukee & Tofino since 2007, and would be saddened to not allow people the same chance we had to fall in love with the area. The town, the nature, and the calmness felt when there are hard to forget!

I hope Council reconsiders the proposed bylaws, but if not, I would ask for consideration that our lot be accepted under Bylaw 1311.

Thank you for your time,

Mandi Gaudet

Ei3 Audio Visual Inc. | Office Manager

C: 403.978.0299 | m.gaudet@ei3av.com

www.ei3av.com

From: [Info Ucluelet](mailto:info@ucluelet.ca)
To: [Monica Whitney-Brown](mailto:Monica.Whitney-Brown)
Subject: FW: Nightly rental bylaw changes!
Date: June 8, 2022 10:56:10 AM

For you

From: [REDACTED]
Sent: June 8, 2022 10:40 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Nightly rental bylaw changes!

[External]

Good morning,

I'm writing in regards to the new revisions for nightly rental permits.

Previously we had a license for nightly rentals but due to Covid, have rented full time to a resident who was travelling across Canada to move here when the world shut down. We have allowed him to stay this entire time although things have opened up. When our current tenant decides to move on we had full intention to resume and operate our nightly rental suite.

I'm hoping we can be grandfathered in (in writing or via email) to have this option when the time is available for us to do this down the road when tenant gives notice?

Perhaps we reactivate our license with our continued intention to not resume until tenant gives own notice before Fridays deadline ?

Thank you kindly for letting me know how to proceed. If I knew this was coming down the pipe I would have not dissolved the previous license in the meantime but thought it was saving us money in between.

We've lived here for 20 years and raising a family, this basically is our retirement plan to have this option with no plans to leave a community we have spent half our lives in 

When I moved here Jan 2001 it was the same story couldn't find a place to live. I shared a 1 bedroom mouldy cabin at the raven lodge with a friend. So lack of housing has more contributing factors than Airbnbs. It's a beautiful place gaining popularity and has increased media exposure.

Thank you in advance for your consideration 🍷

321 norah rd
Macayla Friesen + Tamas Painter

From: [REDACTED]
To: [Community Input Mailbox](#)
Date: June 8, 2022 10:51:55 PM

[External]

To Mayor, Council and district staff

People need to start living more within their means. For a small period of time there was a rule when applying for a mortgage where you could have future rental income from a long term rental suite included in your income to get approval for a mortgage. This was stopped because it was realized to be a bad idea. Yet this system is still applied by private people to their lives by maintaining a standard of living only achieved by renting out a suite for short term accommodations.

Using your rental suite as a high priced tourist bnb to facilitate your retirement dream is selfish. Downsize to a more reasonable home when you are older. Free up that larger house for a family. Don't keep all that space for your cat while the person that cleans your rental lives in a rv.

Sometimes laws change and there are people that are criminals that would not have been if the law was different then. This is the same for people complaining about who will still be grandfathered in and making a profit.

We can only move forward with change. Not change the past. I think this is a great new bylaw change. We need to stop seeing real estate as an investment in easy living. Housing should be a right not a privilege. Just because you own a house does not mean you should exploit it for monetary gain at the expense of your fellow human. Residential neighborhoods are for residences. Keep the tourist accommodation in designated areas please.

Sincerely, Bronwyn Kelleher

June 10th, 2022

ATTENTION PLANNING DEPARTMENT

RE: HOUSING AND B&B'S - Bylaw 1310 & Bylaw 1311

Dear Council Members and Planning Department,

We have recently read about the community's proposal to limit short-term rentals in Ucluelet and are submitting this letter to request that one of the two suites in our new build operate as a B&B.

In June 2016 we purchased our property located at 923 Amphitrite in hopes to call Ucluelet home. It is our intention to live in Ucluelet while maintaining a household income through B&B and long-term rental. In 2017 we submitted our building plans with the district with the intent to utilize our fourth bedroom/games room as a B&B suite, in addition while maintaining a long term one-bedroom suite as part of our home.

Currently there is a huge tourism demand in our community for affordable, comfortable, homey and authentic accommodations. We are able to help support this demand by operating a B&B, while aiding the local community and its residents with the current long-term housing issue.

At present time, our home is currently under construction and is set to be approved for occupancy by the end of June 2022, where we look forward to calling Ucluelet home. By managing a home business in the field of short-term and long-term rental, this will allow us to raise and be more present for our children while maintaining the healthy work, life, balance Ucluelet has mastered so admirably, whilst maintaining an income that can be recycled back into other local businesses.

We thank you for your consideration and hope to be approved for the B&B suite based on the zoning bylaw as mentioned on the district website for: "construction or renovation under a current building permit to include one or more conforming B&B units".

Sincerely,

Paul Bussey (604) 849-5553

&

Nicole Bussey (604) 849-1206



From: Info Ucluelet
To: [Monica Whitney-Brown](#)
Cc: [Paula Mason](#)
Subject: FW: By-law 1310 and 1311
Date: June 9, 2022 9:22:29 AM

For you reading pleasure:

From: [REDACTED]
Sent: June 9, 2022 9:09 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: By-law 1310 and 1311

[External]

Dear Ucluelet Council,

When proposals that affect so many locals are brought up in council it is so nice that a few post on Facebook and spell out what is going on. (Two days after reading community board post I received district email. This gave two days to respond.) I often find myself looking at the agenda, and not always making sense of what issues are being discussed, or how they may affect my bottom line. The proposed by-law amendments of 1310 and 1311 will affect mine.

When I first moved to Ucluelet in 2010 there was a housing crisis. I was very lucky that my husband was friends with a very reasonable landlord, that had no intention of selling his property anytime soon. However, I also knew that if my family wanted security we were going to need to buy a home. Our family worked hard (I had three jobs) and we saved enough for a down payment for a home we could afford. I realize that housing prices have skyrocketed, and at the cost of real-estate these days we could not have done the same, however I feel that the new bylaw amendments are going to penalize current property owners unfairly.

Dale (husband) is a contractor, and we have been talking for years about building a suite. We went to the district to ask for steps, and they sent us to an engineer. The engineer sent us back to the district. Ultimately, it sounds like we need drawings for a proposal to be put in. Since then we have been discussing different options, figuring out a budget, and discussing financing options with our bank now that we have realized equity in our home. As you are aware, building costs have also skyrocketed and that has also delayed our start. Had we known that we were on a time crunch we would have put an application in before June 1st.

On paper this proposal looks like it should help the housing crisis, but again, it penalizes current owners especially when it comes to resale. I live on Marine Drive where several legal B and B's operate. Going forward with the proposed bylaws devalues my property

compared to the house next door that can be advertised as “zoned as legal B & B” for extra income. The suite we would propose to build would not be suitable to house a family, and therefore would not necessarily solve the long term housing issue this bylaw sets out to do.

Air B & B creates income for homeowners with less personal risk than renting to longterm tenants. The tenancy act is slow to be enforced in some cases, and can leave homeowners fighting to get their rent, or evict tenants in breach of their rental agreement. Short term rentals also offer the homeowner autonomy over the suite. They can enter the suite after every visitor leaves to assess any damage, address repairs, ensure the suite is kept clean. In a long term situation the landlord may not realize larger issues until the lease agreement ends, or if it is reported. Perhaps if the District wants homeowners to create longterm rentals they need to create incentives instead of punishing those that want to realize a profit from their investment. Some examples of this could be providing free legal council, free legal rental agreements to protect the landlord, expediting building permits, support for landlords in tenancy disputes.

Where I do agree with council, is that new builds should not be built with the sole purpose of short-term rental. Unfortunately, I also don't see that as a long term solution to the housing crisis. There are several beautiful homes currently being built with secondary buildings to be used for nightly rental purposes. In reality, if those homes were forced to provide their suite as a longterm rental, then they still wouldn't be affordable to locals. Not with the high-end materials used in these new builds, and other costs involved in the construction. What I do agree is that if one is to use their property as a short term rental then it needs to be their primary residence, and the owner must be the one living in the main home.

For residents directly affected by the lack of rental housing small residential B & B's are an easy target. Perhaps we need to point a finger at the “affordable housing” developments that are already on the table. How long do we need to wait for First Light Developments to build the houses at Lot 11 Marine Drive? There are 200 names on a wait list, and that lot has been cleared for almost 2 years. I don't see anything for sale for the development on St Jaques, is there a site for rentals? They certainly weren't the "affordable option" they were advertised to be starting at \$500K. I also don't see anything listed for sale at the Wave. Is the developer selling privately? Are they longterm rentals? How long do we need to wait for the multifamily units to be built? Once they are built will you open up more than just a TUP for property owners wishing to operate a B&B?

In conclusion, I am opposed to the proposed bylaws 1310 and 1311 until we get tangible answers regarding timelines on the affordable housing developments, and incentives for property owners to rent longterm with information, protection and support for the landlord. I would also like to be considered for short term rental zoning. I am on a residential street surrounded by legal short term rentals, and a few council

members are aware that our family has had the intention of renovating a suite for the past several years. Having a TUP simply does not support future property value.

Yours truly,

Jacqueline Holliday
311 Marine Drive

From: [Info Ucluelet](#)
To: [Community Input Mailbox](#)
Subject: FW: Recent Changes - Air B and B
Date: June 9, 2022 9:45:52 AM

From: [REDACTED]
Sent: June 8, 2022 6:41 PM
To: Info Ucluelet <info@ucluelet.ca>; Paula Mason <pmason@ucluelet.ca>
Subject: Recent Changes - Air B and B

[External]

Hello,

I would like to voice my support for recent amendments to Air B and B rules in Ucluelet. Unfortunately, I will be unable to attend the meeting as I will be out of country. I think these changes will benefit our community greatly.

Take care,

Angus

From: [Info Ucluelet](#)
To: [Monica Whitney-Brown](#)
Subject: FW: Bylaw change 1310 and 1311, Rainforest Lane 1797
Date: June 13, 2022 9:44:35 AM

From: [REDACTED]
Sent: June 12, 2022 10:34 PM
To: Info Ucluelet <info@ucluelet.ca>
Cc: [REDACTED]
Subject: Bylaw change 1310 and 1311, Rainforest Lane 1797

[External]

Dear Sir or Madam,

This email is in regards to the changes of the bylaw 1310 and 1311.

Back in 2020 my partner Jana Schaefer and I, Frederik Bergmann, bought a piece of land at 1797 Rainforest Lane in Ucluelet.

Our plan was to relocate to Ucluelet, to live, work and spend the rest of our lives there. One of our biggest dreams was to build a single family home including an BnB with 3 apartments to host guests at BC's Westcoast. We found the perfect spot close to the Wild Pacific Trail and invested a lot of money for our Ukee dream. Especially with the skyrocketing property taxes, it is hard to keep up with the costs.

Furthermore, the expenses for the building process are rising a lot.

Now that we heard the news about this change, I have to admit we're really shocked. For this huge investment and the mortgage we have to take for the building process, we calculated income through B&Bs for the future. With the message we received a few days ago, our dream has now become very fragile and we're forced to consider selling our piece of land as well as our dreams.

Unfortunately, the way we received the information was not ideal. We just saw a newsletter a few days ago, but already discussed, planned and prepared dwelling ideas for a few months now. Providing a proper timeline for starting the building process and to find a good contractor. To my mind such a short timeline of a notice for such drastic change is not ideal too.

With this email, my partner and I are hoping that we can still be excluded from this change. We still want to be able to build B&B's on our land. The short timeline for this announcement was also really frustrating to us. The housing crisis on Vancouver Island hasn't been there for just a year. It's been there for quite a while now. Getting a permit, finding the right contractors and products these days is hard enough. Due to Covid, our plan to start the building process in 2022 had to change. We're planning to start the process in Spring 2023.

Do you mind informing us how the procedure is?

Is a rezoning now necessary? And if so, how much more will it cost? Would it be possible to create a building with one or two rentals **and** one B&B? What are the new regulations now? Do the objects have to be one building or can we build it in separate buildings? Will there be a way to start with the building process for the family home first and the B&B's later? Do we need to operate as landlords next year if we still want to rent rooms out?

Please let us know what to expect. Thank you so much for your help.

Kind regards.

Frederik Bergmann
Jana Schaefer

Dear Ucluelet City Council,

I am writing in response to the proposed Bylaws 1310 and 1311. My husband and I currently own a property in Ucluelet (331 Pass of Melfort Pl) and would like to be considered as "Properties identified where the owner has not yet applied for a building permit or business licence but can demonstrate they were taking steps toward preparing an application prior to June 1".

Our intention when purchasing in your community was to be able to create a home for ourselves and potentially either a small air bnb or a small long-term rental. We understand the climate in the area; the number of affordable long term rentals pales in comparison to short term BnB style rentals. For this reason, we are drawn to a long-term rental, but with that said we would like to have the choice. The zoning in our neighbourhood allows for multiple residences and/ or workspaces / businesses and I'm sure our property tax reflects that.

You're asking for people to invest in your community yet tying their hands. Already since we've purchased our property the rules and regulations around our build have changed and we are getting more and more handcuffed with the build of our home, a home in which we thought we could share with the community either through vacationers or long-term rentals.

We would like to ask that our property be grandfathered into the previous zoning / bylaw rules as are the other properties in our neighbourhood. We are from Calgary but will be in attendance at the meeting later in June. We are late in getting this letter out to you as the information was only shared with us over the weekend.

Thank you for your consideration,

Regan Kennedy
Josh Muller
331 Pass of Melfort Place

To the District of Ucluelet.

Attention: Planning Department

June 14th/2022

Our names are Don and Ayla. We are the owners of 1054 Helen Road in Ucluelet. Two days ago, we realized that we missed the deadline of June 1st/2022 to apply for a Business License with the District of Ucluelet for a conforming B&B. Once we realized our miss, we went to the District office and were informed that all correspondence should be sent in electronically.

We do hope you will consider us under the following zoning bylaw that would allow us to operate a B&B.
Number 1: *Properties identified where the owner has not yet applied for a building permit or business licence but can demonstrate they were taking steps toward preparing an application prior to June 1st*

The following is a little bit about us and our situation, as well as the steps we were taking to prepare for a District of Ucluelet B&B application prior to June 1st/2022.

Ayla's childhood (and adult) dream is to run a Bed & Breakfast. When we purchased our home in 2018 we were so joyed at the possibility of our dreams becoming a reality. Shortly after our home purchase, Ayla was accepted to work for Doctors Without Borders and left on multiple projects with them over the next year. Long-term tenants were found for our future B&B space for the year instead, and we provided affordable long-term housing. Upon her return in 2019, Ayla contacted the District of Ucluelet planner to discuss the regulations around Ucluelet B&Bs previously found on the District website. At this time, Ayla created a budget spreadsheet and Small Business checklist to determine viability, building and start-up costs of running a B&B.

After a year of NGO work and less financial means than expected, we were again planning on applying for the District of Ucluelet B&B Business License and also saving up to get our finances in order for the required necessities of opening a conforming B&B. With Covid-19 hitting in the spring 2020, BC Tenancy housing rules changed so that we could not end a long-term tenancy during this time. This continued until December 2021. Ayla's medical work increased during Covid and she then contracted Covid at work in spring 2021. At the end of her quarantine, she tried to return to work but was unable to do so due to plaguing and ongoing Covid symptoms. She was diagnosed with Long Covid and is still off work whilst receiving specialized Long-Haul Covid support services.

Additionally, we had a roof leak in our home in 2021 and it needed to be replaced. We booked this in 2021 but it was not completed until spring 2022, and this used up a large portion of our savings we had set aside for starting our B&B. We deferred our plans again due to Ayla's Long Covid and the costs of the roof replacement, with a goal of applying for a District of Ucluelet B&B Business License (and start necessary changes to our home to comply with the District of Ucluelet B&B rules) this, with goal of starting B&B operations in late 2022 or early 2023.

Due to Ayla's Long Covid, we are unsure if she will be able to work again in her career even on a part-time or casual basis. She will need to find a way to make a living.

Furthermore, we were taking the following steps toward preparing an application for a B&B prior to June 1st/2022: We had prepared a budget/spreadsheet of costs for the B&B. We had completed a Small Business plan evaluation. In following the conforming District of Ucluelet B&B regulations found on the District website, as well as conversations with District Planner John Towgood, we were planning the following: Removal of existing stove and fridge (replace with allowable apartment style fridge; no oven/stove) and necessary renovations. We had enough

parking to accommodate B&B guests, a unique vision, and had a name for the business as well as breakfast ideas. We were in the design and financial stages of fulfilling our B&B dream.

In addition, we live in a unique spot in Ucluelet, on Hyphocus Island. Of the five houses on the even side of Helen Road on Hyphocus Island, two are B&Bs. We know of a special exception granted in the area which makes that property even more profitable on a nightly rental basis. All properties across the street from our home, despite being similar lots to ours, have different zoning so that they may have multiple guest cabins and operate as short-term rentals. Across Spring Cove there are nightly rental cabins. The potential buyer of the end lot on Helen Road wants to make a vacation development. It is challenging to see most of the other residences on Hyphocus Island operating as B&Bs and neighbours build multimillion dollar nightly rental accommodation cabins, whilst feeling that we have no option to be in the same boat going forward.

Additionally, if we are not granted B&B status, but are allowed to build an Accessory Residential Dwelling Unit on our property designed for long-term rental (as proposed by the District), we will simply not be able to afford these building costs, nor does our lot size support a feasible building following all the District rules proposed in Zoning Amendment Bylaw 1310 (including the distance of 3m needed from property lines, and the building to be constructed at the rear of our home – this does not work for our property).

If the District of Ucluelet would grant us a B&B Business License, we would be happy to contribute to the long-term housing needs in Ucluelet. If given District permission, we would affordably rent out the extra room(s) in our part of the home for the next five years at least, and/or allow a resident (one or two persons) who want to live in their van (we have seen many searching on sites such as Ucluelet Renters on Facebook) to be on our property.

We ask that you please consider our situation and allow us to apply for a conforming B&B license with the District of Ucluelet. We have taken steps towards preparing an application for a B&B license prior to June 1st of this year, however due to Ayla's ongoing struggles and unemployment from Covid-19, as well as other unforeseeable events, we were delayed in our application and missed the deadline by a few weeks only.

Many thanks for your time and consideration.

Sincerely,

Ayla and Don

1054 Helen Road, Ucluelet

Dear Council,

My wife and I just purchased our dream building lot on Rainforest Drive on March 30, 2022. We are a young couple from Ontario looking to escape the "rat race" and build a life on the West Coast. We planned to move out there later in life but when my mother passed away suddenly, we decided life is too short. The only reason we could afford to purchase this lot was because we were able to sell my mothers home. We justified the high price for the lot by being able to have income from a bed & breakfast to supplement our employment income. Each time I have spoken with someone about the proposed zoning change, they have said that we can have a long term rental instead. My wife has worked with tenants for 10 years now and from her experience, there are more bad tenants than good and when you get a bad one it is nearly impossible to get rid of them. So having long term tenants living with us on our property could turn into a nightmare.

We definitely understand that there is a housing shortage there and that something needs to be done about it but when we were initially looking for a property in Ucluelet we were open to anything including condos. We quickly learned that the majority of the condos in Ucluelet need to be used in the nightly rental pool and you can't live in them. Being able to live in these condos would open up so much housing.

We are asking that the council please allow us to keep our zoning how we purchased it and allow us to have a bed & breakfast as a secondary use.

Thank you for taking the time to read my letter.

Nick Sweazey

From: [Info Ucluelet](#)
To: [Monica Whitney-Brown](#)
Subject: FW: Bylaws 1310 and 1311
Date: June 22, 2022 2:25:23 PM

For you

From: [REDACTED]
Sent: June 22, 2022 2:22 PM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Bylaws 1310 and 1311

[External]

Hi,

I have a submission statement I would like read at the June 28th meeting about bylaws 1310 and 1311. Is this the right email to send it to?

=====

To whom it may concern,

I am a homeowner in Ucluelet who has the zoning for a BnB, but chooses not to operate one. I am very concerned about bylaw 1311. When taken in aggregate with bylaw proposal 1310, these changes mean to me:

1. My home equity is reduced immediately due to the lack of a default option of participating in the short term rental market, should I need to sell the property.
2. My "mortgage helper" option is removed - something I factored in when I bought the property. ADUs are expensive to build and aren't a flexible option like BnBs, which require no additional construction.
3. My ability to participate in the short term rental market if I choose is a much less certain process now, requiring approval where it didn't when I bought the property.

My issue with these bylaw proposals is that the criteria for inclusion in the BnB zoning exception/map seems arbitrary. Why apply the above penalties to properties who were zoned for BnBs but chose not to, and the corresponding advantages to existing BnBs? That seems highly inequitable and discourages future investment in long term housing. Why not limit the number of BnBs in town, but make the application process the same for all currently zoned BnBs, whether they are running as a BnB or not. Anything else is an inequitable distribution of the financial impact of the proposed change.

Sincerely,

Teg Ryan

Paul Freimuth and Diana Uy
PO Box 807
Ucluelet, BC
V0R-3A0

June 13, 2022

RE: Proposed Bylaw No. 1310 and Bylaw No. 1311

Dear Mayor Noël and Members of Council,

We, Paul Freimuth, and Diana Uy live in our principal resident in Ucluelet for 13 years. We live and work in Ucluelet year-round. Please accept this letter as a submission of our comments regarding the proposed subject bylaw.

We built our home that we have lived in and continue to live in since 2010. It was designed with the intent to live in as our forever home. We have never operated a B&B but our plan is and always have been to have one or two (if needed) bedrooms as B&B(s) as a mortgage helper when not occupied by family or friends should one or both of us be unable to continue working full time or should there be times when we need the extra income to keep our home and pay our bills. We also intended to retire in this home when the time comes and possibly use the B&B(s) as a supplement to our pension so we can keep our home. The home is not built for long-term rental as the B&B room(s) are just that, rooms with a bed and nothing else. It was designed this way based on, and in compliance to the allowed use for the zoning when we built it over a decade ago. A carriage house is not an option for us, the cost is not feasible. Also, our lot/property is not big enough for a carriage house. Changing the zoning takes away the ability to have a mortgage helper that will facilitate continuing to live in our principal resident should times get tough or when we are no longer able to work full time. According to economists, we are entering a global recession. Being able to operate a B&B room when times get tough can mean being able to keep our home or not. We were told by the District Office that based on the current rules in connection to this proposed bylaw, we can apply for a business licence before June 10 for consideration and would have to keep renewing this licence year after year if we don't want to lose the ability to use our house for the purpose it was built. Since we built our house purposefully based on allowed use with intent of operating 1 or 2 B&B rooms, we submitted a business licence application for 1 B&B room and paid the non-refundable fee before June 10. We were then told that if this proposed bylaw passes, we cannot add a 2nd B&B if we need to even if our business licence is approved. If the business licence application is not approved or if it is approved but we need a 2nd B&B later, we would have to apply for a Rezoning or Temporary Use Permit. This seems counter to the purpose of this proposed bylaw to create and prioritize long-term residential housing as it is a lengthy and expensive process without guarantee of approval and causes further hardship for us when we would be applying for the possibility of having a feasible mortgage helper because of hardship and in order to be able to hang on to our home in the first place.

While we agree that there is a need to create and prioritize long-term residential housing in Ucluelet, we feel that the proposed bylaw does not accomplish this and needs revision. The proposed bylaw does not affect absentee nightly vacation rental V1 zoning, so those houses continue to operate as nightly vacation rentals without the owners or caretakers needing to live in the house. If the proposed bylaws are passed, it will also allow the current B&Bs to continue operating including absentee B&B owners with caretakers while removing the B&B as allowed use for primary residents that do not currently run a B&B. The proposed bylaw affects all single residential homes' zoning regardless of whether a B&B is being operated by the residents of the home or not. We feel this will drive out the long-term primary resident owners like us and others like us and does not create or prioritize long-term residents such as ourselves and others like us. Moreover, it is unfair to remove the allowed use from homeowners and even more unfair to remove the said use from one group but allow it for another group when all have purchased or built purposefully based on the allowed use. Allowed use at purchase or build should not be taken away, especially for principal resident homeowners.

We realize that affordable housing is a world issue and appreciate the challenges and difficult decisions you make to balance everything in our community. We feel that the current developments in the area as well as allowing owners to keep their current zoning and adding a carriage house as allowed use would help. We thank you for taking the time to read our letter, considering our comments, and respectfully request reassessment of the proposed bylaw.

Sincerely,
Paul Freimuth and Diana Uy

From: [Info Ucluelet](#)
To: [Monica Whitney-Brown](#)
Subject: FW: Enquiry from Website: Housing and B&B's Proposed Bylaw Changes
Date: June 9, 2022 3:06:47 PM

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

From: [REDACTED]
Sent: June 8, 2022 9:22 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Enquiry from Website: Housing and B&B's Proposed Bylaw Changes

[External]

Planning Department:

Thank you for providing such a detailed explanation of proposed Housing and B&B bylaw changes in Ucluelet. It was most informative and easily understood.

I have resided in Ucluelet for twenty seven years and been witness to the growth and demands placed on our community. I wholeheartedly support the proposed bylaw changes put forth by the Planning Department as I recognize the urgency of needed accommodation(s) in Ukee.

Respectfully,

Jenny Sheline

Sent from my iPad