



STAFF REPORT TO COUNCIL

Special Council Meeting: FEBRUARY 23, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 6480-20-OC

SUBJECT: UCLUELET OFFICIAL COMMUNITY PLAN BYLAW

REPORT NO: 21-23

ATTACHMENTS: APPENDIX A – REVISED OCP BYLAW No. 1236, 2020
APPENDIX B – REVISED SCHEDULE 1 TO OCP BYLAW No. 1236, 2020
(INCLUDING REVISED SCHEDULES AND MAPS)

RECOMMENDATIONS:

THAT Council, with regard to the Official Community Plan (OCP) bylaw update:

1. consider District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, in conjunction with the District of Ucluelet Financial Plan;
2. consider District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, in conjunction with the municipal Waste Management Plans;
3. give second reading to District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, as amended;
4. refer the OCP Bylaw to the following agencies for a period of 60 days to invite their formal comment:
 - Ucluelet First Nation;
 - Toquaht Nation;
 - Alberni Clayoquot Regional District;
 - District of Tofino;
 - School District 70;
 - Island Health;
 - Ministry of Transportation and Infrastructure;
 - Pacific Rim National Park Reserve;
 - Clayoquot Biosphere Trust;
 - Westcoast Community Resources Society;
 - Alberni Clayoquot Health Network;
 - Wild Pacific Trail Society;
 - Tourism Ucluelet;
 - Ucluelet Chamber of Commerce; and,
5. refer District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, to a public hearing.

PURPOSE:

The purpose of this report is to provide a brief background and explore next steps for the update of the Ucluelet Official Community Plan (OCP) bylaw.

BACKGROUND:

The following summary and background to the Ucluelet Official Community Plan (OCP) bylaw is included in the appendices to the draft OCP:

“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-day public consultation blitz in the spring of 2018, culminating in a large public open house, connected with 256 local residents.

Council initially received the draft OCP bylaw in September of 2018, at which point the bylaw received first reading. The 2018 municipal election, focus on pressing affordable housing issues and a robust community debate on new non-medical cannabis retail regulations – and then the onset of a global pandemic – all contributed to stretch out the timeline for the work to update the OCP. Concurrently, work on flood risk mapping, Indigenous relations and policies, housing and land use demand resulted in reports to Council for direction on specific policy areas. These were incorporated into this revised OCP document presented to Council for consideration of second reading as amended and formal referral to external agencies ahead of a public hearing on the bylaw.”

OVERVIEW:

The draft 2020 OCP presented with Bylaw No. 1236 represents a major overhaul of the 2011 Plan. In particular, proposed changes to the OCP include:

1. a new structure organized around the broad themes of Place, People and Systems;

2. writing which attempts to be more inclusive of Indigenous perspectives (see Part 1);
3. expanded policies on affordable housing (see Part 3);
4. an updated section on economic development (see Part 4);
5. an updated Long-Range Land Use Plan (see Schedule 'A') reflecting the current zoning (and sub-zones) but also showing the expected evolution of land uses toward the year 2050, particularly in the former Forest Reserve land areas;
6. addition of a Parks and Trails Network map (see Schedule C) showing the location of existing and proposed new parks, trail connections and open space;
7. new mapping and clarification of Development Permit areas for protection of the environment and avoiding natural hazards (see Schedules 'E' and 'G', and DP guidelines in Part 6);
8. updated policies responding to climate change, energy use and sea level rise (see Parts 2 and 6);
9. clarification of Development Permit areas for form and character (see Schedules 'F', and DP guidelines in Part 6); and,
10. an updated section on implementation, including enforcement (see Part 6).

The document has benefitted from the enthusiastic input of Ucluelet residents as well as insights provided by all municipal departments. Staff have attempted to draft a plan which captures the character of Ucluelet and charts the direction where the community is headed over the coming years. The aim has been to create a document which will prove useful:

- to residents and property owners, as they look to understand what their friends and neighbours envision, and where they fit within the community;
- to businesses and investors, as they seek a clear understanding of the framework they are working in and the available opportunities;
- to other agencies, as they look for the direction Ucluelet is taking to see where our interests align;
- to staff, as they work to continually improve municipal operations and deliver services on behalf of the community; and,
- to Councils, as they discuss community issues, set priorities and deliberate on where to focus finite resources.

FINANCIAL IMPACTS:

Adoption of an OCP does not commit Council or the community to complete any tasks or projects by a certain time, or commit to funding future projects; those future decisions remain at the discretion of Council. The OCP as drafted does note a number of follow-up actions which would build on the Plan and help clarify future decisions facing the community and its elected Council. A number of projects are also identified as priorities (particularly trails, sidewalks and other public-realm improvements). These items will all be brought forward for consideration by Council as part of its strategic planning and budgeting process, with the associated costs to be detailed at that time. The OCP works in concert with the Strategic Plan and budgets adopted by Council to set both the long-term goals and specific immediate and near-term priorities within that overall direction.

POLICY OR LEGISLATIVE IMPACTS:

There are a number of legislated requirements under the *Local Government Act* for adopting an OCP bylaw: both necessary content and steps in the process. These are discussed in Part 7 of the OCP document (see p.123 in **Appendix “B”**).

Note that after first reading, a legislated requirement (under section 477 of the *Local Government Act*) is for Council to consider the OCP in conjunction with its financial plan and any waste management plan. If proceeding past first reading, Council should turn its mind to these areas and consider the motions presented above.

The requirements for adopting an Official Community Plan bylaw include Council consideration of opportunities for consultation with persons, organizations and authorities as part of the process. The early notification to the agencies listed, in the fall of 2018, provided an opportunity for input to inform the draft bylaw. Comments received have shaped edits to the draft OCP document, as presented to Council on January 12, 2021. After second reading, formal referral back to these agencies is an appropriate next step. Allowing a generous amount of time to enable agency comment is typical, and staff suggest that 60 days would be appropriate. This would result in a public hearing being scheduled around the last week of April or first week of May.

Once an Official Community Plan is adopted, the subsequent decisions of Council and actions of the municipality must be consistent with the objectives and policies set out in the plan.

OPTIONS:

The draft OCP has been revised as previously directed, and Council consideration of the recommended motions at the outset of this report would move the bylaw forward to a public hearing to formally gather community input on the Plan. If there are edits which Council wishes to see made to the OCP, direction on those changes could also be given prior to second reading of the bylaw.

Alternatively, Council could provide direction to staff on whether additional review and input from the public, specific agencies or entities is desired before further consideration of the bylaw.

Respectfully submitted: Bruce Greig, Manager of Community Planning
John Towgood, Planner
Donna Monteith, Acting Chief Administrative Officer