



**REGULAR MEETING OF COUNCIL
Tuesday, April 26, 2022 @ 4:00 PM
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

AGENDA

Page

1. CALL TO ORDER
2. ACKNOWLEDGEMENT OF THE YUULU?I?ATH

Council would like to acknowledge the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.
3. NOTICE OF VIDEO RECORDING

Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.
4. LATE ITEMS
5. APPROVAL OF AGENDA
6. ADOPTION OF MINUTES
7. PUBLIC INPUT & DELEGATIONS
 - 7.1 Public Input
 - 7.2 Delegations
 - Jeff Anderson, Rotary Club of Ucluelet
Re: Frisbee Golf Course Development
 - Jodie Frank, Organics Coordinator, Alberni-Clayoquot Regional District
Re: ACRD Sort'nGo Presentation
8. UNFINISHED BUSINESS
9. COMMITTEE OF THE WHOLE
 - 9.1 Resort Development Strategy 2022/23-2024/25 Input 5 - 8
Abby Fortune, Director of Parks & Recreation
[Resort Development Strategy report](#)
10. BYLAWS
 - 10.1 Five Year Financial Plan And Tax Rates Bylaws - Adoption 9 - 24
Donna Monteith, Chief Financial Officer
[Five Year Financial Plan / Tax Rates Bylaws](#)

11. REPORTS

- 11.1 DVP & DP 1666 Peninsula Road – Peninsula Road Motel 25 - 84
John Towgood, Municipal Planner
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- 11.2 Temporary Use Permit 2066 Peninsula Road 85 - 94
John Towgood, Municipal Planner
[2066 Peninsula Road application](#)
- 11.3 Temporary Use Permit 221 Minato Road 95 - 117
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[221 Minato Road application](#)

12. NOTICE OF MOTION

13. CORRESPONDENCE

- 13.1 Motion from the Barkley Community Forest Corporation - Tabular Stumpage Rates 119 - 125
Geoff Lyons, Barkley Community Forest Corporation
[2022-04-07 Barkley Community Forest Motion](#)
- 13.2 City of Fort St. John - Extended Hour Child Care for Shift Workers 127 - 128
Bonnie McCue, Corporate Officer, City of Fort St. John
[2022-04-07 Extended Hour Child Care for Shift Workers](#)
- 13.3 Peninsula Rd. Renovations 129
Rich Parlee, Ucluelet resident
[2022-04-09 Peninsula Rd. Renovations](#)
- 13.4 Boardwalk 131
Forston Taylor, North Vancouver resident
[2022-04-06 Boardwalk Suggestion](#)
- 13.5 Peninsula Update Worries and Suggestions 133 - 137
Courtney Johnson & Barry Edge, Image West Gallery
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14. INFORMATION ITEMS

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- 14.4 Invasive Mussel Defense Program 163 - 169
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[2022-04-11 Invasive Mussel Defense Program](#)

- 14.5 ACRD Press Release - 10th Anniversary celebration
Heather Thomson, Communications Coordinator, ACRD
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- 14.6 International Day Against Homophobia and Transphobia
Laurent Breault, General Director, Fondation Émergence
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- 14.7 Roundtable on the Connecting Communities BC Program
Lisa Beare, Minister, Ministry of Citizen's Services
[2022-04-14 Ministry of Citizen's Services Letter](#) 175 - 176
- 14.8 AVICC April Update: New AVICC Executive Committee members
AVICC Administration
[2022-04-20 AVICC April Update](#) 177 - 182
15. MAYOR'S ANNOUNCEMENTS
16. COUNCIL COMMITTEE REPORTS
- 16.1 Councillor Marilyn McEwen
Deputy Mayor January 1 - March 15, 2022
- 16.2 Councillor Lara Kemps
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- 16.3 Councillor Jennifer Hoar
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- 16.4 Councillor Rachelle Cole
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- 16.5 Mayor Mayco Noël
17. QUESTION PERIOD
18. CLOSED SESSION
- 18.1 Procedural Motion to Move In-Camera
THAT the meeting be closed to the public in order to address agenda items under Sections 90(1)(e), 90 (1)(g) and 90 (1)(c) of the Community Charter.
19. RECONVENE FROM CLOSED SESSION
20. ADJOURNMENT



REPORT TO COMMITTEE OF THE WHOLE

Council Meeting April 26, 2022
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION

FILE NO: 1855-03

SUBJECT: RESORT DEVELOPMENT STRATEGY 2022/23-2024/25 INPUT

REPORT NO: 22- 59

ATTACHMENT(S):

SUMMARY OF DESIRED OUTCOME

That the Committee of the Whole provide Staff with direction regarding:

1. Confirming the goals and objectives of the Resort Development Strategy (RDS).
2. Confirming/identifying projects and priorities for the use of the Resort Municipality Initiative (RMI) funds for the upcoming three-year cycle of the RDS.

BACKGROUND

The Resort Development Strategy (RDS) is a requirement of the Resort Municipality Initiative (RMI). All RMI communities must develop and receive Ministry approval of a three-year RDS for the 2022/23 - 2024/25 program term. The draft outline was originally due April 30th, 2022 but has been extended to ensure that appropriate time is allocated for the development of the strategy. The RDS should have strong community support and outline how RMI projects align with the community's overall development goals.

The Resort Development Strategy must meet and conform to the objectives of the RMI program which are limited to:

- support small tourism-based resort communities build and diversify their tourism infrastructure;
- deliver exceptional visitor experiences; and
- incorporate sustainable tourism practices and products.

Communities must ensure all RMI funded projects meet the following criteria:

- The project must have a direct connection to tourism (i.e., spending should contribute to an increase in local tourism revenue and visitation, encourage year-round visitation, improve visitor experience and or support long-term resiliency of community tourism;
- The program or project must be predominantly targeted to or used by visitors, not residents;
- The program or project must be supported by the community (i.e., tourism industry partners and residents); and,
- The program or project should not be a general municipal expense (e.g., maintenance of municipal facilities or lands, transit services, policing services, etc.).

As part of the updated RMI program objectives, the Province committed to supporting Indigenous tourism

development as a vehicle for Indigenous community and Provincial development in the spirit of reconciliation, as outlined in the [Indigenous Tourism Accord](#). Each RMI community must clearly demonstrate how they are supporting reconciliation, through the projects and goals outlined in their RDS.

In support of local Indigenous Tourism Development, District staff have reached out to Yuułuʔiłʔatḥ to discuss our Resort Development Strategy funding program and open discussions on what Yuułuʔiłʔatḥ might want the District to look at with respect to future cultural or heritage programs or initiatives aimed at visitors to the area.

FUNDING

The fixed base funding for the District of Ucluelet RMI funds annually for 2022/23 – 2024/25 RDS cycle is \$488,392. Additionally, the District may receive “performance lifts” based on the previous year’s Municipal & Regional District Tax (MRDT) and its success. For example, for the 2022/23 funding is \$488,392 (base funding) + \$241,255 (performance lifts) = \$729,647

Council should note that this information is meant as a starting point for an understanding of funds available for projects and will need to be fine tuned in order to accurately reflect funding actuals. Council may wish to identify a secondary set of priorities for “performance lift” funding for the RDS cycle.

OVERVIEW

Staff have compiled capital projects and initiatives as identified through documents such as the Official Community Plan, Draft Tourism Master Plan, Council Strategic Plan, Harbour Master Plan, Wild Pacific Trail Strategic Plan, Tourism Ucluelet (Municipal & Regional District Tax) and general direction from Council and community on other tourism related infrastructure and events.

When looking at the use of funds there are two basic streams.

1. Annual funds that include Community Events, administration, and basic annual small projects
2. Larger capital infrastructure projects

Lastly, Resort Municipality Initiative fund requires that through the RDS, proposed projects have identified goal or goals in order to track progress and impact of the projects.

KEY QUESTIONS

1. Does Council support the proposed goals for the Districts Resort Destination Strategy? Are there additional goals that should be included, or other considerations?

Goal 1: Increase visitor satisfaction through the development, upgrade, and installation of, or enhancement of, infrastructure;

Goal 2: Increase the number of accessible/barrier free amenities through the design of accessible infrastructure;

Goal 3: To increase sustainable tourism practices by working with partners to ensure sustainability through programming;

Goal 4: To support economic strategies that will attract visitors and extend stays through more visitor services/activities/accommodation which will support a more vibrant economy;

Goal 5: To extend the tourism season by providing infrastructure and amenities that support year-round enjoyment and access to the West Coast;

Goal 6: To increase and extend repeat visitation through education, amenities, and quality events.

2. With previous District of Ucluelet Resort Development Strategies, a funding model was established allocating funds to ongoing projects and events, such as Pacific Rim Whale festival and Heritage signs.

Does council wish to continue to support this annual funding and are there any additional Tourism based annual events and/or core projects that Council might like to see?

Events:

1. Ukee Days
2. Edge 2 Edge Marathon
3. Pacific Rim Whale Festival
4. Rip Curl Pro Nationals

Small Projects:

5. Heritage, Wild Pacific Trail & Directional Signage
6. Administration & Metrics
7. Site Furnishings

3. Does Council support the below proposed capital projects? Are there additional projects that should be included or considered as they relate to RMI funding? In what priority does Council see for projects?

Rank	CAPITAL PROJECTS	Notes
	Washrooms	Improved access to washroom facilities at trail heads and downtown core
	First Nations Tourism Development	Seeking guidance and confirmation from the Yuułu?if?ath to facilitate the development of future cultural or heritage programs or projects in Ucluelet
	Amphitrite House	Continue to fund the Amphitrite House Project and allocated additional funds to complete deferred landscaping enhancements
	Reader Board	Tourism & Community Reader Board
	Safe Harbour Pathway	Small craft harbour pathway development
	Village Green Playground	Install of a new playground at village green (Eligibility for RMI funding must be confirmed)
	Terrace Beach	Terrace Beach trail entrance improvements
	Wild Pacific Trail Restoration	Trail infrastructure replacements (bridges, stairs, surface enhancements)
	Accessibility improvements	Sidewalk letdowns, viewing platforms, accessible site furnishings.

NEXT STEPS

1. Confirm RMI project overview
2. Prepare draft resort development strategy
3. Prepare three-year RMI financial plan
4. Gather letters of support from key community partners
5. Present resort development strategy draft to council for review and approval
6. Submit resort development strategy draft to ministry of tourism, arts, culture and sport

Respectfully submitted: Abby Fortune, Director of Parks & Recreation
Duane Lawrence, CAO



STAFF REPORT TO COUNCIL

Council Meeting: APRIL 26, 2022
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: DONNA MONTEITH, CHIEF FINANCIAL OFFICER

FILE NO: 1700-02

SUBJECT: FIVE YEAR FINANCIAL PLAN AND TAX RATES BYLAWS - ADOPTION

REPORT NO: 22-56

ATTACHMENT(S): APPENDIX A – UCLUELET 2022-2026 FINANCIAL PLAN BYLAW NO. 1307, 2022
APPENDIX B – UCLUELET ANNUAL TAX RATES BYLAW NO. 1308, 2022
APPENDIX C – REPORT NO. 22-55
APPENDIX D - REVISED POTENTIAL PROPERTY TAX IMPACT SLIDES

RECOMMENDATION(S):

THAT the District of Ucluelet 2022–2026 Financial Plan Bylaw No. 1307, 2022 be adopted.

THAT the District of Ucluelet Annual Tax Rates Bylaw No. 1308, 2022 be adopted.

BACKGROUND:

On April 19th Council gave the 2022-2026 Financial Plan Bylaw 1307 and the Annual Tax Rates Bylaw 1308 first, second, and third reading.

Under Section 166 of the *Community Charter*, a Council must undertake a process of public consultation regarding the proposed financial plan before the bylaw can be adopted. Public consultation occurred throughout the budget process beginning in December 2021. This included Special Meetings on December 9, 2021 and February 24, 2022, as well as an update on tax implications for a potential loan during the March 15, 2022 Regular Council meeting. All presentations to date are accessible on the District's website. As well, online feedback was invited until April 6, 2022. There were no written feedback submissions.

POLICY OR LEGISLATIVE IMPACTS:

In accordance with the *Community Charter*, a municipality must annually adopt their financial plan and tax rates bylaw by May 15 of each year.

The proposed 2022-2026 Financial Plan Bylaw No. 1307, 2022 and Annual Tax Rates Bylaw No. 1308, 2022 will replace the current Financial Plan Bylaw 1289, 2021 and Tax Rates bylaw 1290, 2021.

The Financial Plan Bylaw and the Annual Tax Rates Bylaw complete the financial plan process for 2022 and enable the District of Ucluelet to meet the obligation of levying and collecting taxes for other bodies.

OPTIONS REVIEW:

1. **THAT** the District of Ucluelet 2022–2026 Financial Plan Bylaw No. 1307, 2022 be adopted.
2. **THAT** the District of Ucluelet Annual Tax Rates Bylaw No. 1308, 2022 be adopted.

Respectfully submitted: Donna Monteith, Chief Financial Officer
Duane Lawrence, CAO

Appendix A

DISTRICT OF UCLUELET**Bylaw No. 1307, 2022**

A Bylaw to Adopt the Five-Year Financial Plan
For the Period 2022 to 2026 inclusive

WHEREAS Section 165 of the *Community Charter* requires a Municipality to annually prepare and adopt a financial plan, by bylaw, in each year; and

WHEREAS expenditures not provided for in the financial plan or the financial plan as amended, are not lawful except in the event of an emergency;

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

1. Citation

This bylaw may be cited for all purposes as the “**District of Ucluelet 2022 – 2026 Financial Plan Bylaw No. 1307, 2022**”.

2. Objectives and Policies

Schedule “A” attached to and forming part of this bylaw, sets out the objective and polices for the period January 1, 2022 to December 31, 2026.

3. Consultation

Pursuant Section 166 of the *Community Charter*, public consultation occurred throughout the budget process beginning in December 2021. As well, online feedback took place until April 6, 2022.

4. Repeal

The District of Ucluelet 2021 – 2025 Financial Plan Bylaw No. 1289, 2021 is repealed.

READ A FIRST TIME this 19th day of April, 2022.

READ A SECOND TIME this 19th day of April, 2022.

READ A THIRD TIME this 19th day of April, 2022.

ADOPTED this _____ day of _____, _____.

CERTIFIED CORRECT: "District of Ucluelet 2022 – 2026 Financial Plan Bylaw No. 1307, 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

Schedule “A”
“District of Ucluelet 2022 – 2026 Financial Plan Bylaw No. 1307, 2022”

Statement of Objectives and Policies:

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

- 1) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- 2) The distribution of property value taxes among the property classes that may be subject to taxes; and
- 3) The use of permissive tax exemptions.

The current financial plan provides for \$17,249,392 to be generated for the 2022 year.

Revenue Objectives

- a) The District will review fees and charges regularly to maximize recovery of the cost of service delivery;
- b) The District will actively pursue alternative revenue sources to help minimize property taxes;
- c) The District will consider market rates and charges levied by other public and private organizations for similar services in establishing rates, fees and charges;
- d) The District will establish cost recovery policies for fee-supported services, and these policies will consider whether the benefits received from the service are public and/or private;
- e) The District will establish cost recovery policies for the services provided for other levels of government;
- f) General Revenues will not be dedicated for specific purposes, unless required by law or generally accepted accounting practices (GAAP); and
- g) The District will develop and pursue new and creative partnerships with government, community institutions (schools, churches), and community groups as well as private and non-profit organizations to reduce costs and enhance service to the community.

	2022	Percent of Total
REVENUE		
Property Taxes	\$3,593,281	20.8%
1% Utility Taxes	45,430	0.3%
Federal/Provincial in place of taxes	50,000	0.3%
Taxes	3,688,711	21.4%
Sale of services	1,039,063	6.0%
Penalties and Interest earned	85,300	0.5%
Grants and donations	5,955,360	34.5%
Deferred revenues recognized (DCC, Other)	940,056	5.4%
Water sale of services	772,400	4.5%
Sewer sale of services	597,000	3.5%
Transfers	4,171,502	24.2%
Total Revenue	17,249,392	100%

Surplus Funds Objective

The *Community Charter* does not allow municipalities to plan for an operating deficit (i.e. where expenditures exceed revenues). To ensure this situation does not occur, revenue projections are conservative and authorized expenditures will be closely monitored. The combination of conservative revenue projections and controlled expenditures should produce a modest annual operating surplus.

Debt Objective

- a) One-time capital improvements and unusual equipment purchases;
- b) When the useful life of the capital project will exceed the term of financing;
- c) Major equipment purchases;
- d) The maximum borrowing amount to be limited to what is allowed under the *Community Charter*; and
- e) Reserves are to be considered as a funding source before debt.

Reserve Funds Objective

- a) Provide sources of funds for future capital expenditures;
- b) Provide a source of funding for areas of expenditure that fluctuate significantly from year to year (equipment replacement, special building maintenance, etc.);
- c) Protect the District from uncontrollable or unexpected increases in expenditures or unforeseen reductions in revenues, or a combination of the two;
- d) Provide for working capital to ensure sufficient cash flow to meet the District's needs throughout the year; and
- e) Staff will facilitate Council's review of the amount of reserve funds available on an annual basis.

Proportion of Taxes Allocated to Classes Objective

Council's goal is to ensure that there is a fair and equitable apportionment of taxes to each property class. The apportionment to each class is calculated using the multipliers determined by Council prior to preparing the annual tax rate bylaw. The tax multipliers will be reviewed and set by Council annually.

Permissive Tax Exemptions Objective

The District of Ucluelet Council reviews and passes a permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out under Sections 220 and 224 of the *Community Charter*. Although there is no legal obligation, Council may choose to grant exemptions as a method of recognizing organizations within our community which enhance the quality of life for community residents.

The permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

Development Cost Charges Objective

Development cost charges will be used to help fund capital projects deemed to be required in whole or in part due to development in the community. These charges will be set by a bylaw and reviewed regularly as outlined in the bylaw to ensure that the project estimates remain reasonable and the development costs charged are aligned with the strategic goals of Council.

DISTRICT OF UCLUELET					
FINANCIAL PLAN 2022-2026					
BYLAW NO. 1307					
SCHEDULE A					
	2022	2023	2024	2025	2026
REVENUE					
Property Taxes	\$3,593,281	\$3,819,500	\$4,048,669	\$4,291,590	\$4,549,086
1% Utility Taxes	45,430	46,189	46,189	46,189	46,189
Federal/Provincial in place of taxes	50,000	50,000	50,000	50,000	50,000
Taxes	3,688,711	3,915,689	4,144,858	4,387,779	4,645,275
Sale of services	1,039,063	1,075,080	1,094,300	1,113,360	1,132,770
Penalties and Interest earned	85,300	95,300	95,300	95,300	95,300
Grants and donations	5,955,360	6,586,759	10,668,413	13,855,155	11,391,588
Deferred revenues recognized (DCC, Other)	940,056	-	-	-	-
Water sale of services	772,400	800,615	830,099	863,572	895,770
Sewer sale of services	597,000	617,890	639,716	662,519	686,344
Transfers	4,171,502	1,375,402	1,410,300	917,307	1,586,476
Total Revenue	17,249,392	14,466,735	18,882,986	21,894,992	20,433,523
EXPENSE					
Interest payments	45,130	169,209	167,998	166,796	174,327
Amortization expenses	1,168,995	1,168,995	1,168,995	1,168,995	1,168,995
General Government	1,893,523	1,940,290	1,952,541	1,991,103	2,028,113
Protective services	403,648	391,509	451,423	461,524	468,857
Planning & Development	754,902	743,629	764,089	729,348	768,880
Transportation services	1,113,551	1,079,165	1,075,556	1,129,379	1,147,682
Environmental health (Garbage/recycling)	42,390	15,000	15,000	15,000	15,000
Cemetery	20,081	16,480	16,663	16,995	17,336
Recreation and Tourism	1,115,426	1,046,439	1,062,187	1,033,916	1,049,031
Parks	732,210	720,510	736,337	752,860	767,713
Water operations	950,583	809,537	895,218	981,686	924,555
Sewer operations	633,462	578,617	603,689	603,852	670,393
Total Expense	8,873,901	8,679,380	8,909,696	9,051,454	9,200,882
ADD					
Amortization	1,168,995	1,168,995	1,168,995	1,168,995	1,168,995
Proceeds on Debt					
Total Additions	1,168,995	1,168,995	1,168,995	1,168,995	1,168,995
DEDUCT					
Principal payments debt	140,564	375,737	376,947	354,734	371,434
Transfers to Reserves	1,122,406	455,913	759,338	650,665	811,635
Acquisitions of tangible capital assets	8,281,516	6,124,700	10,006,000	13,007,134	11,218,567
Total Deductions	9,544,486	6,956,350	11,142,285	14,012,533	12,401,636
Financial Plan Balance: Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0

Appendix B

DISTRICT OF UCLUELET**Bylaw No. 1308, 2022**

A Bylaw for the Levying of Taxation Rates for Municipal, Debt, Regional Library, Regional Hospital, and Regional District Purposes for the year 2022

WHEREAS Section 197 of the *Community Charter* requires that a Council must adopt a bylaw to impose rates on all taxable land and improvements for the current year;

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

Title

1. This bylaw may be cited for all purposes as "**District of Ucluelet Annual Tax Rates Bylaw No. 1308, 2022**".

Enactment

2. The following taxes rates are hereby imposed and levied for the year 2022:
 - I. General Municipal Purposes - For all lawful General Municipal purposes of the municipality on the value of land and improvements taxable for general municipal purposes, rates appearing in Column I of Schedule "A" attached hereto and forming a part of this bylaw.
 - II. Regional District Purposes - For purposes of the Regional District of Alberni-Clayoquot on the value of land and improvements taxable for regional district purposes, rates appearing in Column II of Schedule "A" attached hereto and forming a part of this bylaw.
 - III. Regional Hospital District - For Hospital purposes on the value of land and improvements taxable for regional hospital district purposes, rates appearing in Column III of Schedule "A" attached hereto and forming a part of this bylaw.
 - IV. Library - For Library purposes on the value of land and improvements taxable for regional library purposes, rates appearing in Column IV of Schedule "A", attached hereto and forming a part of this bylaw.

Effective Date

- 3. The aforementioned rates and taxes shall be considered to have been imposed on and from the first day of January 2022.

Terms of Payment and Penalties

- 4. The aforementioned rates and taxes shall be due and payable on July 4, 2022 at the municipal office of the District of Ucluelet, at Ucluelet in the Province of British Columbia.
- 5. There shall be added to the unpaid taxes levied for the year 2022, in respect of each parcel of land and improvements thereon on the real property tax roll, ten percent (10%) of the amount unpaid as of the fifth day of July 2022.

READ A FIRST TIME this 19th day of April, 2022.

READ A SECOND TIME this 19th day of April, 2022.

READ A THIRD TIME this 19th day of April, 2022.

ADOPTED this _____ day of _____, _____.

CERTIFIED CORRECT; " District of Ucluelet Annual Tax Rates Bylaw No. 1308, 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

Schedule "A"
"District of Ucluelet Annual Tax Rates Bylaw No. 1308, 2022"

		I	II	III	IV
Class	Class Name	General Municipal	Regional District of Alberni Clayoquot	Regional Hospital District	Library
1	Residential	2.441588	0.3581	0.1473	0.0907
2	Utilities	38.5141	1.2534	0.5156	1.4859
3	Supportive Housing	2.441588	0.3581	0.1473	0.0907
4	Major Industry	0.0000	1.2175	0.5008	0.00000
5	Light Industry	10.93131	1.2175	0.5008	0.4061
6	Commercial	9.985744	.8773	0.3609	0.3710
7	Managed Forest Lands	0.0000	1.0743	0.4419	0.00000
8	Recreational	8.768100	0.3581	0.1473	0.3257



STAFF REPORT TO COUNCIL

Council Meeting: APRIL 12, 2022
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: DONNA MONTEITH, CHIEF FINANCIAL OFFICER

FILE NO: 1700-02

SUBJECT: FIVE YEAR FINANCIAL PLAN AND TAX RATES BYLAWS

REPORT NO: 22-55

ATTACHMENT(S): APPENDIX A – UCLUELET 2022-2026 FINANCIAL PLAN BYLAW NO. 1307, 2022
APPENDIX B – UCLUELET ANNUAL TAX RATES BYLAW NO. 1308, 2022
APPENDIX C – REVISED POTENTIAL PROPERTY TAX IMPACT SLIDES

RECOMMENDATION(S):

THAT the District of Ucluelet 2022–2026 Financial Plan Bylaw No. 1307, 2022 be given first, second, and third reading.

THAT the District of Ucluelet Annual Tax Rates Bylaw No. 1308, 2022 be given first, second, and third reading.

BACKGROUND:

Five Year Financial Plan Bylaw

Section 165 of the *Community Charter* states:

165 (1) A municipality must have a financial plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted.

The financial planning period is five years and must set out the objectives and policies of the municipality in relation to each of the funding sources, the distribution of property tax values for each of the classes that are subject to tax, and the use of permissive tax exemptions.

The Financial plan must also set out the proposed expenditures, funding sources and transfers between funds. The proposed expenditures must have separate amounts for principal and interest on municipal debt, capital additions, and any amounts required for deficiencies from one year to another.

In addition, the Financial plan must set out separate funding sources for; property taxes, parcel taxes, fees, borrowing, and all other sources. Transfers between funds must set out separate amounts for each reserve fund and accumulated surplus.

If actual expenditures and transfers to other funds for a year exceed actual revenues and transfers from other funds for the year, the deficiency must be included in the next year's financial plan as an expenditure in that year.

Further, under Section 166 of the *Community Charter*, a Council must undertake a process of public consultation regarding the proposed financial plan before the bylaw can be adopted. Public consultation occurred throughout the budget process beginning in December 2021. This included Special Meetings on December 9, 2021 and February 24, 2022, as well as an update on tax implications for a potential loan during the March 15, 2022 Regular Council meeting. All presentations to date are accessible on the District's website. As well, online feedback was invited until April 6, 2022. There are no written feedback submissions to provide to Council.

Tax Rates Bylaw

Section 197 of the *Community Charter* states:

197 (1) Each year, after adoption of the financial plan but before May 15, a council must, by bylaw, impose property value taxes for the year by establishing tax rates for

- (a) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and*
- (b) the amounts to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body.*

The required tax levy for the District is established by the Financial Plan Bylaw. The levy amount is applied to the revised assessment roll to determine how the levy will be allocated to property owners by property class and assessed value. The revised roll was issued in March 2022 and incorporates any assessment appeals that have been resolved since January 2022.

Property owners should note a variety of factors influence the assessment values on which final tax rates are based and the impact on individual properties will vary.

The same allocation process is used to allocate the dollar values levied by the Regional and Hospital Districts, and the Library. Other jurisdictions levy by issuing the rates directly. These are not included in this bylaw as they have already been established under provincial legislation. They include the School Tax, Policing, Municipal Finance Authority, and BC Assessment.

In accordance with the *Community Charter*, a municipality must annually adopt their financial plan and tax rates bylaw by May 15 of each year.

The proposed 2022-2026 Financial Plan Bylaw No. 1307, 2022 and Annual Tax Rates Bylaw No. 1308, 2022 would replace the current Financial Plan and Tax Rates bylaws from 2021.

POLICY OR LEGISLATIVE IMPACTS:

The 2022-2026 Financial Plan Bylaw and the Annual Tax Rates Bylaw complete the Financial Plan process for 2022 and enable the District of Ucluelet to meet the obligation of levying and collecting taxes for other bodies.

RECOMMENDATIONS:

1. **THAT** the District of Ucluelet 2022–2026 Financial Plan Bylaw No. 1307, 2022 be given first, second, and third reading.
2. **THAT** the District of Ucluelet Annual Tax Rates Bylaw No. 1308, 2022 be given first, second, and third reading.

Respectfully submitted: DONNA MONTEITH, CHIEF FINANCIAL OFFICER
 DUANE LAWRENCE, CAO

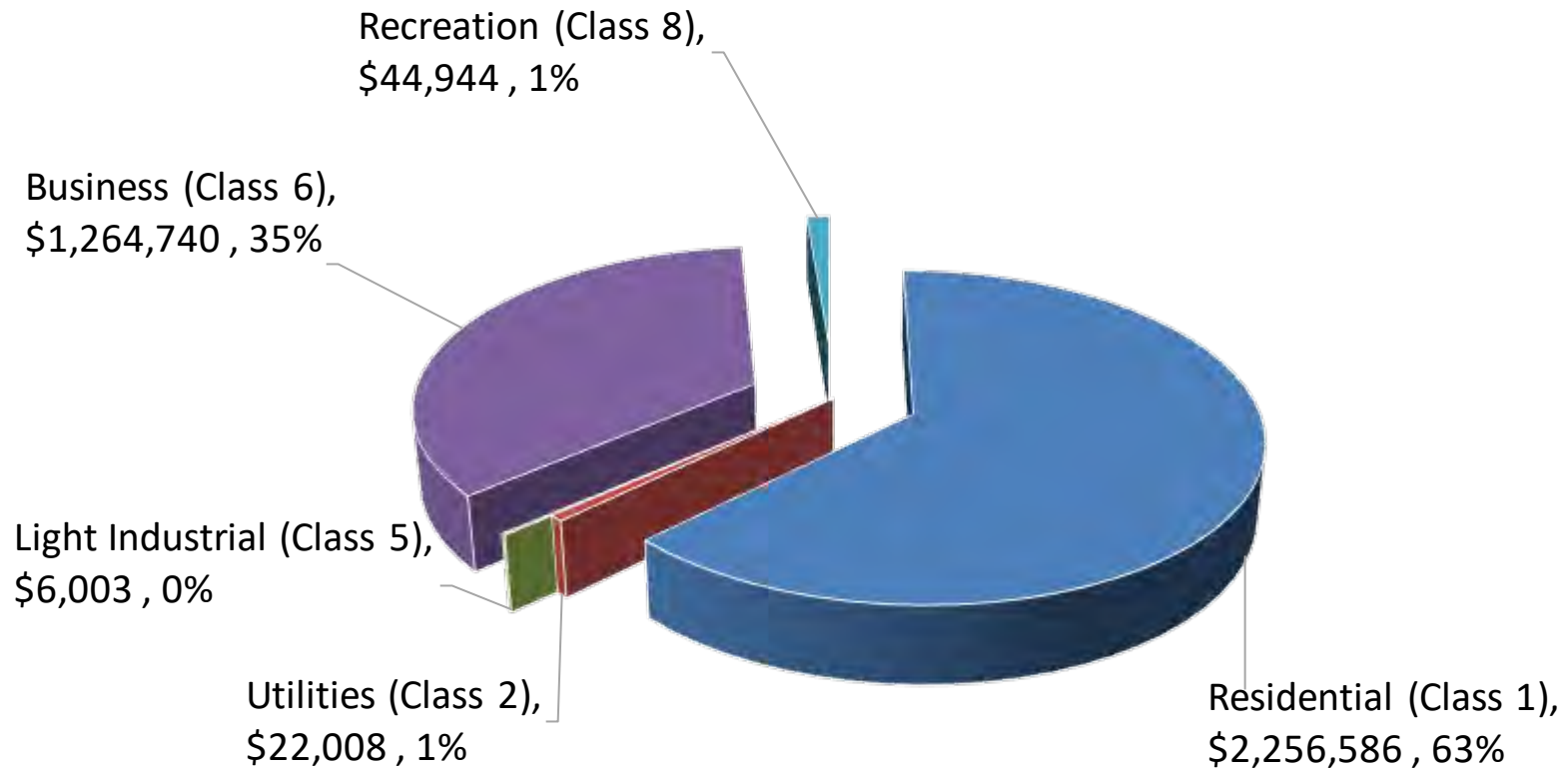
Potential Property Tax Impact (Including 3% for Water Filtration Project)

Municipal property taxes for a representative property	2022 Average Market Value Assessment	2022 Average Property Tax Levy		2022 property tax increase on representative property	
Res: Single Family	725,758	\$ 1,772.00	\$ 175.00	11.06%	10.96%
1. Residential	613,014	\$ 1,496.73	\$ 161.73	12.39%	12.11%
5. Light. Ind.	183,067	\$ 2,001.16	\$ 198.16	11.09%	10.99%
6. Business	307,790	\$ 3,073.51	\$ 303.51	11.06%	10.96%

The most important factor is not how much your assessed value has changed, but how your assessed value has changed *relative to the average change for your property class. 2022 average for single family homes in Ucluelet is 43%.*



2022 PRELIMINARY PROPERTY TAX LEVY BY PROPERTY CLASS



Total 2022 Levy: \$3,594,281



REPORT TO COUNCIL

Council Meeting: April 26, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, MUNICIPAL PLANNER

FILE No: 3060-20 DP22-01 / 3090-20 DVP22-01

SUBJECT: DVP & DP 1666 PENINSULA ROAD – PENINSULA ROAD MOTEL

REPORT No: 22-57

ATTACHMENT(S): APPENDIX A – APPLICATION
 APPENDIX B – DEVELOPMENT PERMIT 22-01
 APPENDIX C – DEVELOPMENT VARIANCE PERMIT 22-01

RECOMMENDATION(S):

THAT Council, with regard to the proposed redevelopment and expansion at 1666 Peninsula Road (Lot 5 & 6, Plan VIP3486, District Lot 282, Clayoquot Land District):

1. Subject to public comment, approve the issuance of Development Variance Permit 22-01 for a minimum front yard setback of 11'-11" from the lot line abutting Peninsula Road, whereas section CS-2.6.2 of the Ucluelet Zoning Bylaw No. 1160, 2013 requires 15ft; and,
2. Approve the issuance of Development Permit 22-01 for the following:
 - a. removal of an existing commercial building (the Sake Sushi building).
 - b. renovation of an existing motel building.
 - c. addition of a 3-storey motel building (off Larch Road), a 2-storey motel building (mid property), and a 2-storey mixed Commercial / Resort Condo building (fronting Peninsula Road).
 - d. associated landscape and hardscape works.

BACKGROUND:

This Development Permit (DP) application was received December 20, 2021, for improvements on the Peninsula Motel property located at 2066 Peninsula Road (the “**subject property**”). The subject property currently contains a 19-unit motel building with 1 office space and a 4,000s sq.ft. restaurant building. These structures were built in the early 1970’s as a “motor inn”-type development that was popular at the time. The frontage was designed to accommodate vehicle movement and parking, with minimal features for pedestrians.



Figure 1 – Subject Property



Figure 2 – Existing site Orthographic Photo



Figure 3 – Existing site streetscape (Google Street View)

The applicant is proposing the following improvements and additions to the subject property:

- the removal of an existing commercial building (the Sake Sushi building).
- the renovation of an existing 19-unit motel building with one office space.
- the addition of a 3-storey motel off Larch Road, a 2-storey motel building in the centre of the property, and a 2-storey mixed commercial / resort condo building fronting Peninsula Road.
- associated landscape and hardscape works.

The subject property falls within the Official Community Plan’s “*Development Permit Area I (Village Square)*”. This 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.

Revitalizing an area in which commercial, multi-family and mixed uses are permitted

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. The proposed enhancement of the form and character of the subject property and the added density to the Village Square, are significant revitalization components.

Establishing objectives for the form and character of development in the resort region

DP guidelines are now 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, [7] 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 Village Square Development Permit Area (DPA I) form and character guidelines for this application are as follows:

F.1.5. 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.1.6. 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.1.7. 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.1.8. 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.

DISCUSSION

This comprehensive proposal fully utilizes all available land area of the subject property. The applicant has followed the DP guidelines by breaking the building mass into smaller components rather than a single central building, moving the bulk of the required parking to the centre of the site, and creating an inviting and pedestrian-friendly streetscape. The applicant has considered

pedestrian and vehicle movement, the scale and massing of the buildings, and the site's accessibility. Because of the multi facets of this proposal it has been broken down into the following components:

The removal of the commercial Sake Sushi building - Building 3

While this building has been a fixture in Ucluelet for many years, the building itself is nearing its end of life. Its location set back from Peninsula Road with parking in front perpetuates a car-dominated streetscape.

The renovation of the existing 19-unit motel building -Building 1

The existing motel building is an exceptional example of the Motor Inn type of architecture. These Motor Inn's first appeared in the mid-1920s with the popularization of car travel. Typically, single- or two-story buildings with rooms opening directly onto a parking lot, these types of properties became prevalent in the late 1940s and '50s with the construction of highways throughout North America. Highway 4 was built in 1961 and following the expansion of car travel to the area this Motor Inn building was built. The retention and improvement of the existing motel will preserve a small piece of this architectural history. In an environmental context, the restoration of an existing building is preferred to the demolition and constructing of a replacement structure. The building is in relatively good shape with the rear half of the building being completely rebuilt due to fire damage in occurring in 2000.

The front face of the building is currently a blank wall (**Figure 4**) with limited visual appeal and the applicant is proposing extensive aesthetic improvements to this Peninsula Road facing façade.



Figure 4 – Existing motel building front face

The applicant is proposing to break this wall up by adding a round window on the first storey, a rectangular window on the second storey, and a timber/ stone planter element that would house a large art mural (the owners have reached out to local and Indigenous artists for this piece). These upgrades should be seen as a great improvement to the Peninsula Road streetscape (**Figure 5**).

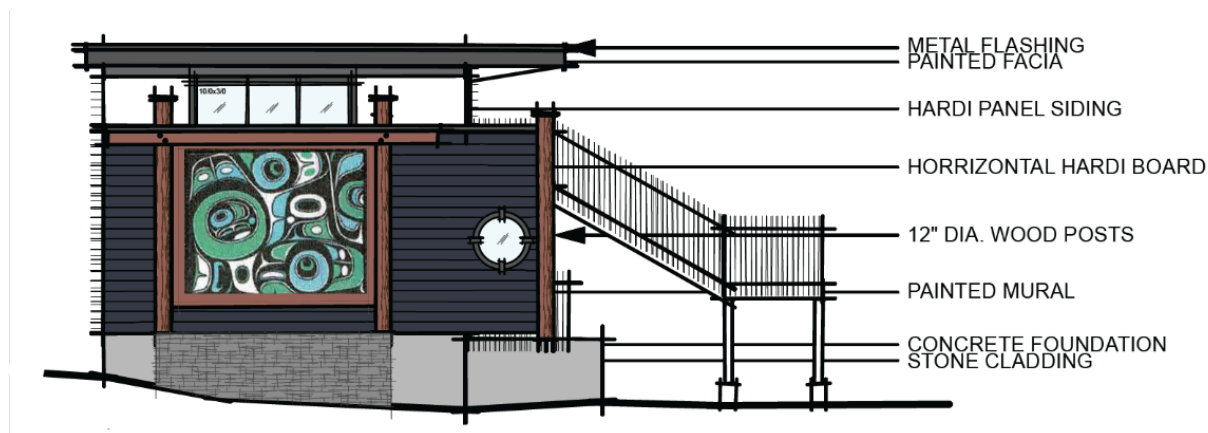


Figure 5 – Proposed Peninsula Road façade improvements

The applicant is also proposing a 2-unit staff accommodation addition to the rear of the building and would match the exterior cladding and trim details to the rest of the proposed development.

The addition of a 3-storey motel building – Building 2a and 2b (off Larch Road)

This building includes 20 new motel units, one office space, and new laundry facilities. The building's massing is broken in the middle by a 10' open but covered walkway element. The building will appear as a 2-storey building from the Larch Road side and as a 3-storey from the Peninsula Road side because of site topography (**Figure 6**).

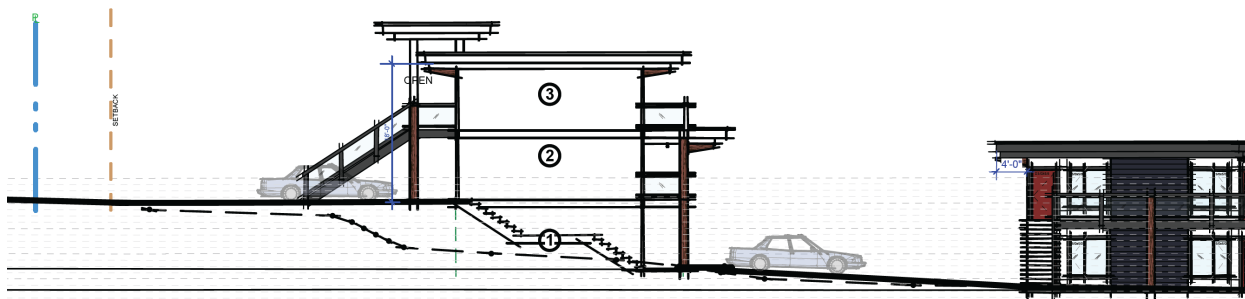


Figure 6 – Cross-section through Larch building

The commercial side of Larch Road is a transition between prominently residential uses and the high impact commercial area of Peninsula Road. This being the case an interactive streetscape is not required and keeping this frontage in as natural state as possible is preferred. To visually buffer the motel from Larch Road the applicant has stated that they will keep as many of the existing

trees and understory vegetations as possible and would augment this existing vegetation where needed.

The addition of a 2-storey motel building mid property – Building 3

This 2 storey / 10-unit building is located in the central portion of the property would have little impact to the public realm. The building is set off the side yard property line by 11.5' with small patios on the ground floor facing the side yard.

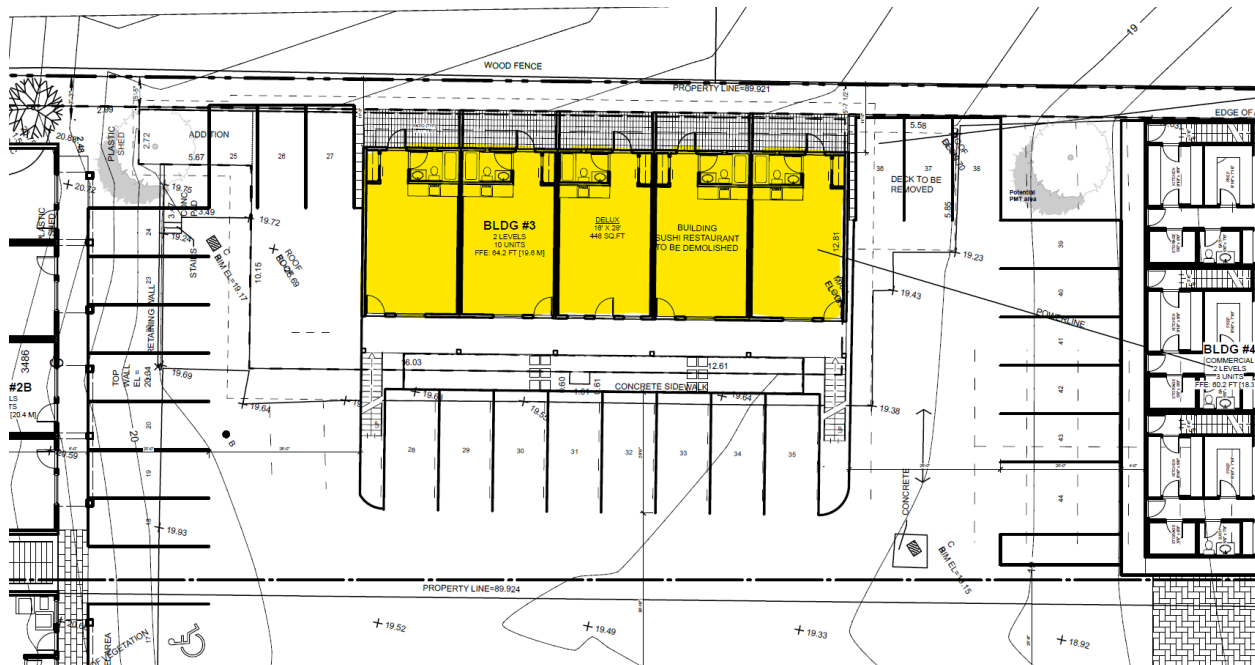


Figure 7 –Building 3

The addition of a 2-storey Mixed Commercial / Resort Condo building - Building 4

This building would have the greatest visual impact on Peninsula Road and the public realm. The applicant has worked with Staff to locate this building close to Peninsula Road and move the parking to the rear, while maintaining a distance to create street-side space for patio seating and sidewalk cafe type uses. The division of the building into 3 separate ground-floor units, responding to a trend toward smaller, more intimate commercial units with possible takeout uses, is seen as a more desirable business model. The face of this building contains a large amount of glazing, there are distinct changes in materials, and has elements that are stepped back that break-up the façade.



Figure 8 – Proposed Peninsula Road Streetscape – Building 4

Creating pedestrian interaction between the public realm and the ground floor of streetside commercial buildings or creating “sticky edges”, is key in supporting a successful social and commercial environment. The proposed street frontage of this building with its front patios, seating and street side glazing can be seen as working towards this goal.

The DP guidelines encourage a roof slope of 7:12 or greater whereas this proposal is only indicating a roof slope of 5:12 for this building. In the context of the proposal as a whole, the lower slope roof is appropriate.

While the proposed design of this building provides no elements that identify it as unique to Ucluelet, it does meet the DP guidelines. The overall proposal to redevelop the property presents a large improvement to what is currently in place.

Overall exterior building materials

The Development is proposing an exterior materials theme consisting of:

- Dark blue horizontal siding.
- White Hardi-panel accent panels.
- Clear Stained cedar siding accent wall.
- Wood support posts.
- Asphalt Roof.
- Glass Railings.
- Cedar Soffit.

The materials are consistent with the DP guidelines.

Overall proposal landscape and hardscape

The applicant has supplied a comprehensive landscape plan. The landscaping highlights of this plan are as follows (please see plan L3.1 and L3.2 in **Appendix A** for complete details):

- Six small street trees in the Peninsula Road boulevard.

- A tree in each of the three ground-floor commercial units.
- Trees and native species garden directly in front of the existing motel building.
- Three small trees in the central parking area.
- Multiple Trees and understorey along the sides and fronting Larch Road augmenting the retention of any remaining existing trees.

The hardscaping highlights of this plan are as follows:

- Stamped asphalt or vehicle paver apron on the Peninsula Road parking entrance.
- Unit Paver walkway through the site.
- Paved Parking areas
- Large Format Unit Paver in the commercial patios.
- Existing Peninsula Road Sidewalk to be restored and repaired.
- Seating node on Peninsula Road.
- Six-foot cedar fencing down both side yard property lines.

Overall site circulation and accessibility

The proposal has considered accessibility within and an accessible route from both the higher Larch level and the lower Peninsula Road level. There are also two accessible parking spaces on site. The overall site circulation has defined pedestrian routes throughout the site, and defined accesses off both Peninsula Road and Larch Road. The applicant has stated that they will be creating a minimum of 2 accessible units which is above and beyond the BC Building Code requirement.

ZONING

The subject property falls within the CS-2 zone and from the information provided the proposed development is consistent with the applicable zoning regulations with the exception of the Peninsula Road face of Building 4. The applicant will require a Development Variance Permit (DVP) to reduce the minimum yard setback of 11'-11" from the lot line abutting Peninsula Road, whereas section CS-2.6.2 of the Ucluelet Zoning Bylaw No. 1160, 2013 requires 15ft. In consideration of the project as a whole, and subject to public comment, this variance seems reasonable.

SERVICING

There is general service capacity fronting the property on both the Peninsula Road and Larch Road with the service connections being reviewed in detail at the building permit stage.

FIRE SERVICES

Fire fighting for this proposal could involve staging on both frontages with hydrants in close proximity (Figure 9).



Figure 9 – Fire Protection

ANALYSIS OF OPTIONS

A	Approve issuance of DP21-06 and DVP22-01	Pros	<ul style="list-style-type: none"> Consistent with Village Square DP Guidelines
		Cons	<ul style="list-style-type: none"> As the application is consistent with the Village Square DP Guidelines; there are no negative aspects to the approval of this application.
		Implications	<ul style="list-style-type: none"> Approval will allow the application to proceed, The district will receive a Development Cost Charges contribution for each unit at building permit. Staff time will be required to process this application.
B	Reject the application and state which specific DP guidelines are not adequately met.	Pros	<ul style="list-style-type: none"> Unknown at this time
		Cons	<ul style="list-style-type: none"> Unknown at this time
		Implications	<ul style="list-style-type: none"> The application would not proceed. The applicant would need to redesign and resubmit their application.
		Suggested Motion	<p>THAT Council reject the application for DP21-06 at this time [and Council should state which specific DP guidelines are not adequately met by the current proposal].</p>

Policy or Legislative Impacts:

- This application is compliant with the Official Community Plan and the Zoning Bylaw.
- Notice was given for the Development Variance Permit in accordance with the *Local Government Act*. Council should provide an opportunity for public comment to be heard prior to making a decision on the requested variance.

NEXT STEPS

- If this application is approved:
 - the attached DP and DVP will be signed by the Director of Community Planning, issued to the applicant, and then filed with the Land Title Office.
 - the applicant or subsequent owners of the subject property will be required to meet all conditions of the permit and any other conditions set out by Council for the proposed development.

Respectfully submitted:

JOHN TOWGOOD, MUNICIPAL PLANNER

BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

DUANE LAWRENCE, CAO

Appendix A

MATTHEW T. HANSEN
architect

1572 Ethier Road
North Lakeland, FL 33509
P: 813-941-2222
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UKEE MOTEL
MIXED USE

1666 PENINSULA ROAD
LOT 5 AND 8, DISTRICT LOT 282, CLAYQUOT DISTRICT, PLAN 3446

Sheet No: 3001 Dec 22
Cover: 3001 Dec 22
Scale: As Noted
Date: 2022-07-01
Project No: 2022-071
Client: JACO, LLC
City: ALBUQU, NM
Designer: JETTY

A0.0

Consultant List
PROJECT MIXED USE

3 Existing Hotel - Looking East

CONTRACTOR	ARCHITECT	INTERIOR DESIGN	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	BUILDING CODE CONSULTANT	CIVIL ENGINEER	BUILDING ENVELOPE	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	GEOTECHNICAL	LAND SURVEYOR
Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Matthew T. Hansen Architect Matthew T. Hansen 1572 Ethier Road North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com	Proforma Projects Ltd. Matthew T. Hansen 122 West Street North Lakeland, FL 33509 P: 813-941-2222 F: 813-941-2223 E: mhanse@mtarchitect.com

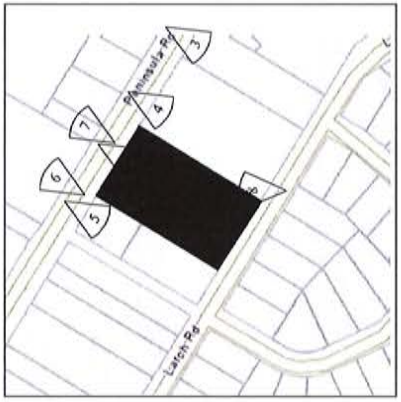
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MATTHEW T. HANSEN architect 1277 Chapel Road Greenville, S.C. 29615 Phone: 864-671-2323 Fax: 864-671-2323 Email: mhanse@mtarchitect.com		1666 PENINSULA ROAD DISTRICT LOT 282, CLAYCOTT DISTRICT, PLAN 3468 MIXED USE UKEE MOTEL	
No. 2023-022 Date 08/22/2023 March Notes REVISION FOR DP	No. 2023-022 Date 08/22/2023 Revision Notes	Sheet No. A0.1	Checked MTH



3 Street View - Facing South West
Scale: N.T.S.



1 Location Map
Scale: N.T.S.



5 Peninsula Road - Facing South West
Scale: N.T.S.



8 Larch Road - Facing North
Scale: N.T.S.



4 Peninsula Road - Facing South West
Scale: N.T.S.



7 Peninsula Road - Facing North West
Scale: N.T.S.



3 Peninsula Road - Facing South West
Scale: N.T.S.



6 Peninsula Road - Facing North West
Scale: N.T.S.

Site Photos
Context Photos

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1666 PENINSULA ROAD
 DISTRICT LOT 282, CLAYMOUNT DISTRICT, PLAN 3416
 MIXED USE
UKEE MOTEL

NO. 01
 DATE: 10/27/2021
 REVISION NOTES:
 1. REVISED FOOTPRINT

NO. 02
 DATE: 11/11/2021
 REVISION NOTES:
 1. REVISED FOOTPRINT

NO. 03
 DATE: 11/11/2021
 REVISION NOTES:
 1. REVISED FOOTPRINT

NO. 04
 DATE: 11/11/2021
 REVISION NOTES:
 1. REVISED FOOTPRINT

NO. 05
 DATE: 11/11/2021
 REVISION NOTES:
 1. REVISED FOOTPRINT

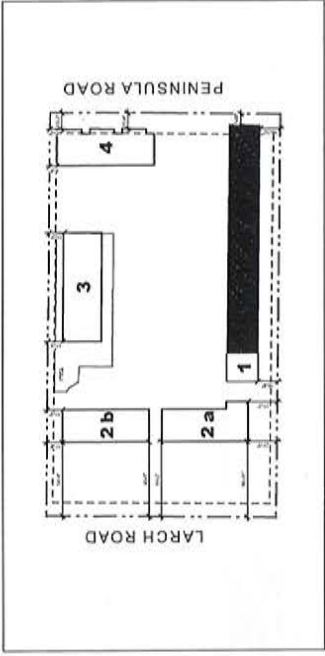
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NO. 07
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NO. 08
 DATE: 11/11/2021
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NO. 09
 DATE: 11/11/2021
 REVISION NOTES:
 1. REVISED FOOTPRINT

NO. 10
 DATE: 11/11/2021
 REVISION NOTES:
 1. REVISED FOOTPRINT



3 Building Key Plan
 NOV 11, 2021

Building	Existing	SQ. FT.	SQ. M.
Building 1	L1	3188.7	342.2
	L2	3188.7	342.2
	Total Footprint	6377.4	714.4
Total Building Area		7797.4	714.4

Building	Existing	SQ. FT.	SQ. M.
Building 2a	L1	1003.8	102.0
	L2	1762.0	163.5
	Total Footprint	2765.8	265.5
Total Building Area		4711.6	442.5

Building	Existing	SQ. FT.	SQ. M.
Building 2b	L1	1003.8	102.0
	L2	1762.0	163.5
	Total Footprint	2765.8	265.5
Total Building Area		4711.6	442.5

Building	Existing	SQ. FT.	SQ. M.
Building 3	L1	2147.0	208.7
	L2	2512.0	238.9
	Total Footprint	4659.0	447.6
Total Building Area		4711.6	442.5

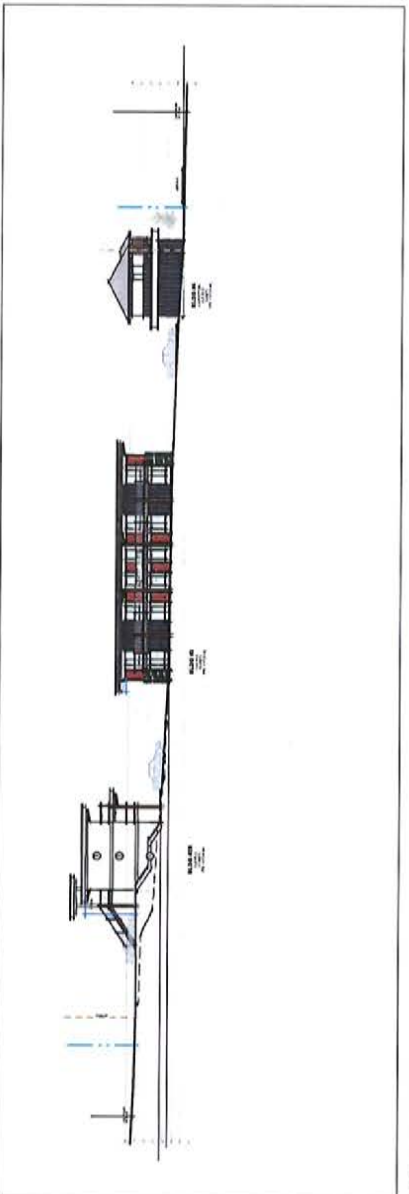
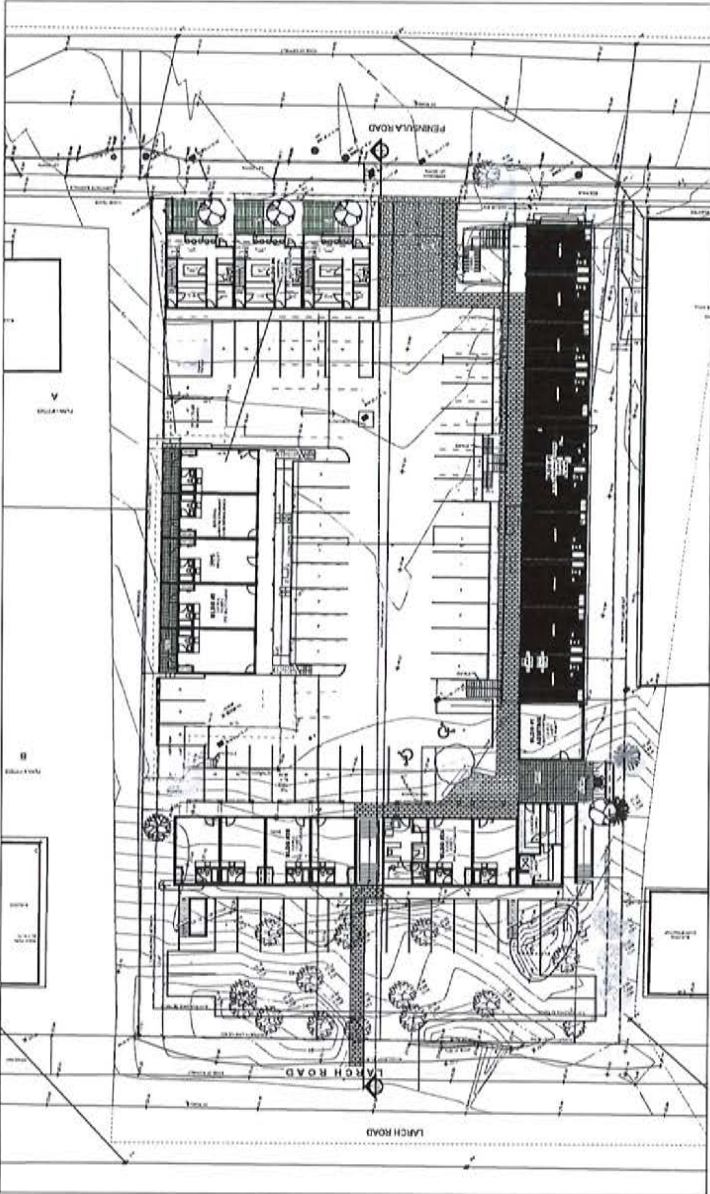
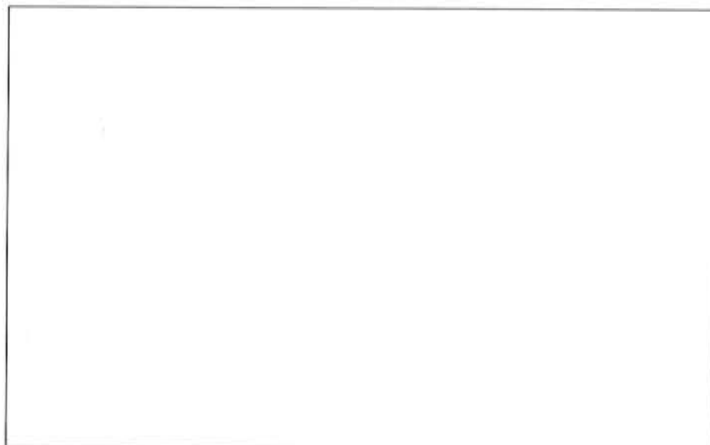
Building	Existing	SQ. FT.	SQ. M.
Building 4	L1	1761.3	164.8
	L2	1802.0	171.5
	Total Footprint	3563.3	336.3
Total Building Area		3603.5	336.3

4 Building Area
 NOV 11, 2021

ITEM #	DESCRIPTION	PERMITTED	PROPOSED	NOTES
2.1	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.1	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.2	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.3	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.4	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.5	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.6	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.7	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.8	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.9	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.10	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.11	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.12	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.13	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.14	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.15	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.16	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.17	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.18	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.19	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.20	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.21	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.22	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.23	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.24	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.25	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.26	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.27	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.28	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.29	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.30	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.31	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.32	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.33	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.34	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.35	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.36	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.37	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.38	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.39	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.40	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.41	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.42	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.43	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.44	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.45	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.46	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.47	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.48	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.49	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES
2.1.50	PERMITTED LAND	PERMITTED	PROPOSED	COMPLIES

1 Project Data
 NOV 11, 2021

MATTHEW T. HANSEN architect 1277 Olive Road Greenville, SC 29615 P: 864-683-1222 M: 864-683-1222 C: 864-683-1222		1666 PENINSULA ROAD DISTRICT LOT 262, CLAYQUOT DISTRICT, PLAN 3448 MIXED USE UKEE MOTEL	
No. 1666-01-01 Date 08/14/2022 Issue Name REVISION FOR DP	No. 1666-01-01 Date 08/14/2022 Issue Name REVISION FOR DP	No. 1666-01-01 Date 08/14/2022 Issue Name REVISION FOR DP	No. 1666-01-01 Date 08/14/2022 Issue Name REVISION FOR DP
Sheet No. 001-01 As Noted Date 2021 Dec 22 100% INCLUDE MIXED USE		Sheet No. 001-01 As Noted Date 2021 Dec 22 100% INCLUDE MIXED USE	



1 SITE PLAN
SCALE: 1" = 20'-0"

3 SITE SECTION
SCALE: 1" = 20'-0"

4 LOCATION MAP
SCALE: NOT TO SCALE

MATTHEW T. HANSEN
architect

1227 Oliver Road
WVU Park
WVU Park, WV 26041-2122
Tel: 304-751-2222

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LUKEE MOTEL
MIXED USE

1666 PENINSULA ROAD
LOT 5A AND 6, DISTRICT LOT 782, CLAYBOURNE DISTRICT, PLAN 3418

No. 2021-021
Date: 04/14/21
Issued For: DP

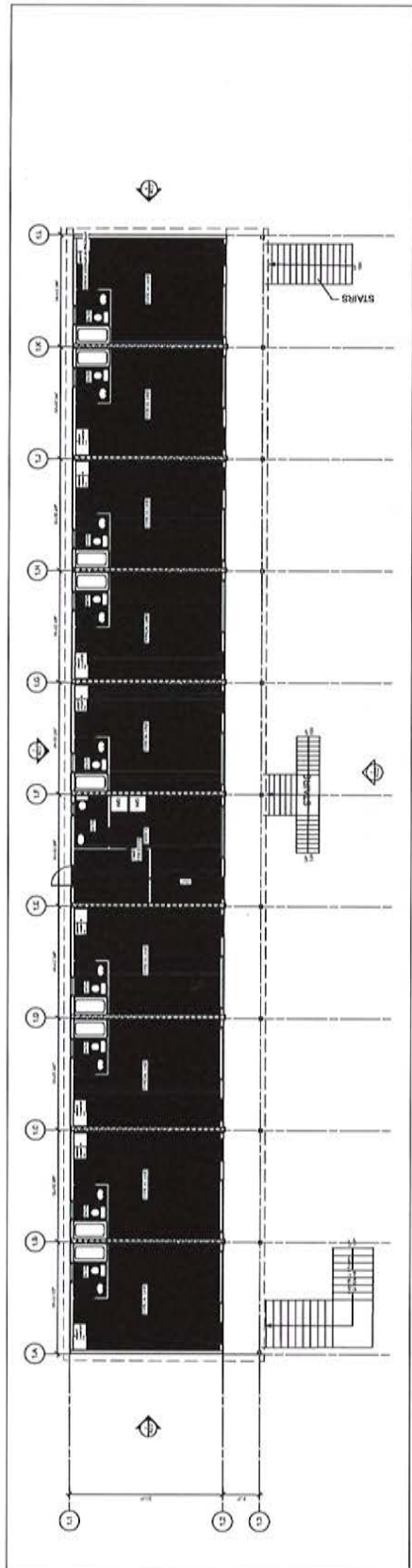
No. _____
Date _____
Revision Notes _____

Sheet No. _____
FLOOR PLAN - L1
BUILDING 1- EXISTING

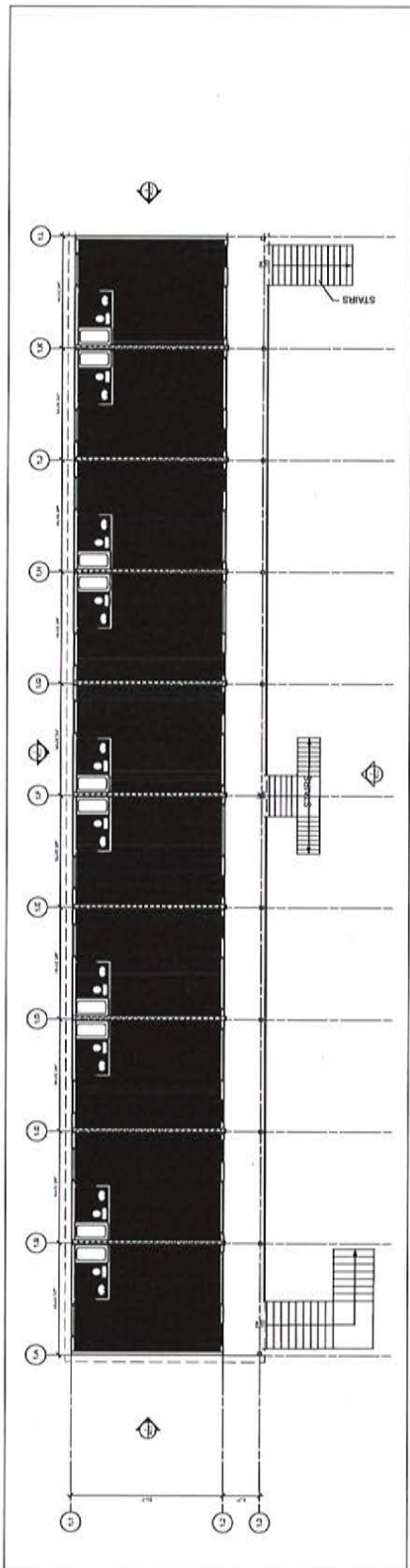
Drawn	Checked
JWH	MTH
Scale	Sheet No.
As Noted	2021-01
Date	As Noted
2021 Dec 22	

A2.0

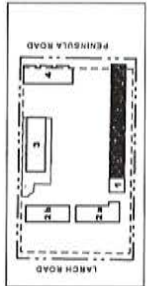
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - EXISTING - L1
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN - EXISTING - L2
SCALE: 1/8" = 1'-0"



Building 1 - Existing	SOFT	COLM
1	1858.7	382.2
2	1858.7	382.2
3	1858.7	382.2
4	1858.7	382.2
5	1858.7	382.2
6	1858.7	382.2
7	1858.7	382.2
8	1858.7	382.2
9	1858.7	382.2
10	1858.7	382.2
11	1858.7	382.2
12	1858.7	382.2
Total (Excluding Area)	22304.4	4586.4
Total Building Area	27977.4	5724.4



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E. Greenville, S.C.
803-751-7223
www.mihansen.com

UKEE MOTEL
MIXED USE

1666 PENINSULA ROAD
LOT 5 AND 6, DISTRICT LOT 212, CLAYQUOT DISTRICT, PLAN 2486

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

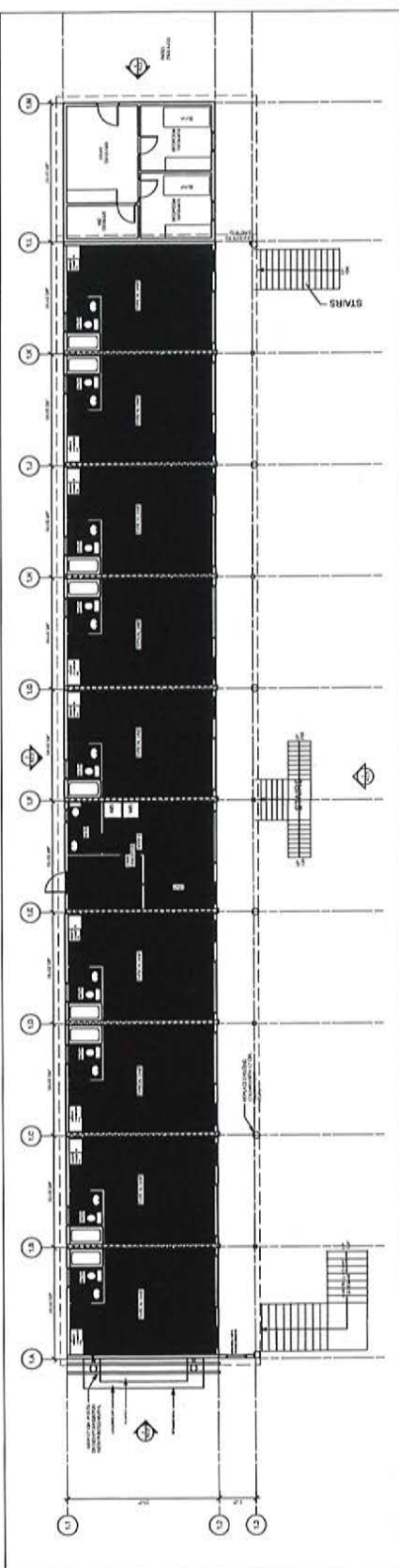
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DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

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ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

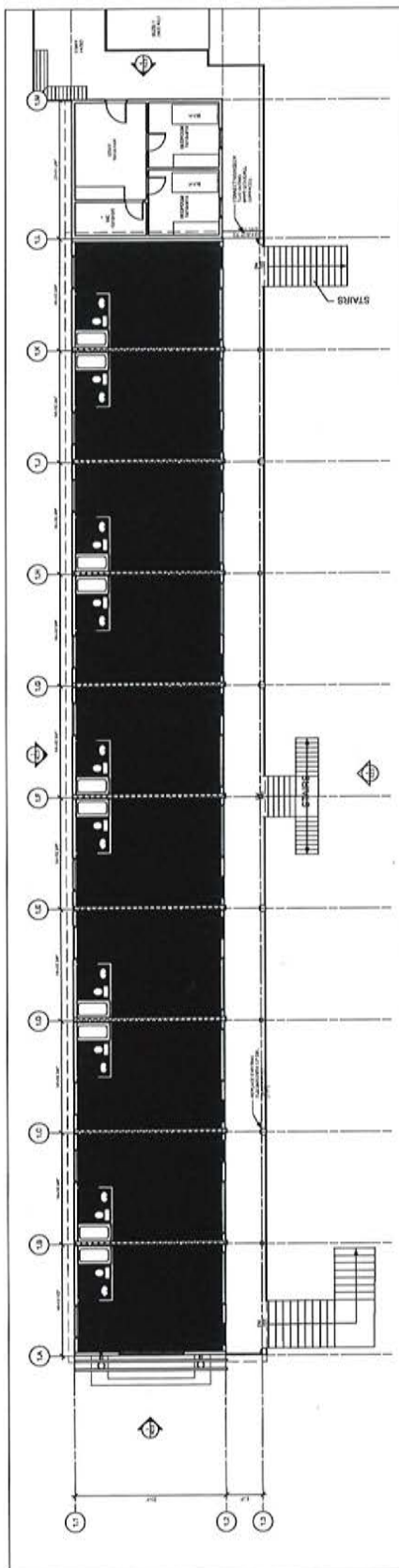
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DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

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DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL

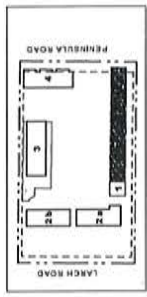
NO. 21
DATE 2/22/21
ISSUE NO. 001/01/21
PROJECT NAME UKEE MOTEL



1 FLOOR PLAN - ADDITION - L1
SCALE: 1/8" = 1'-0"



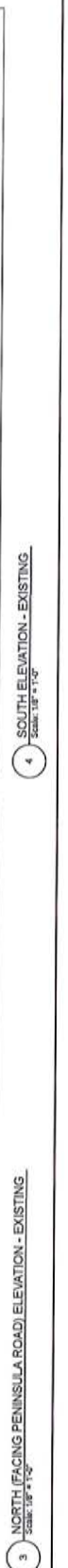
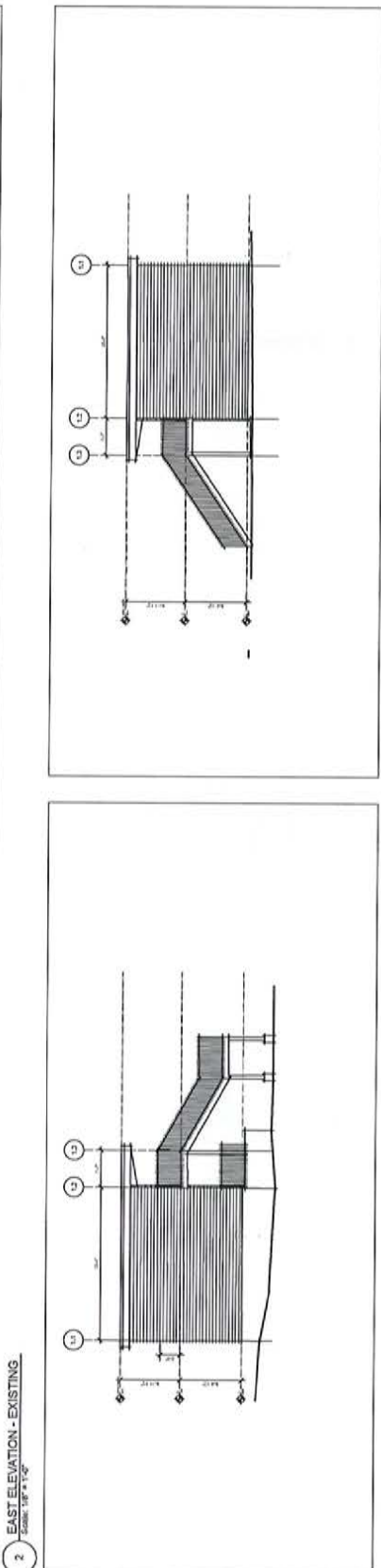
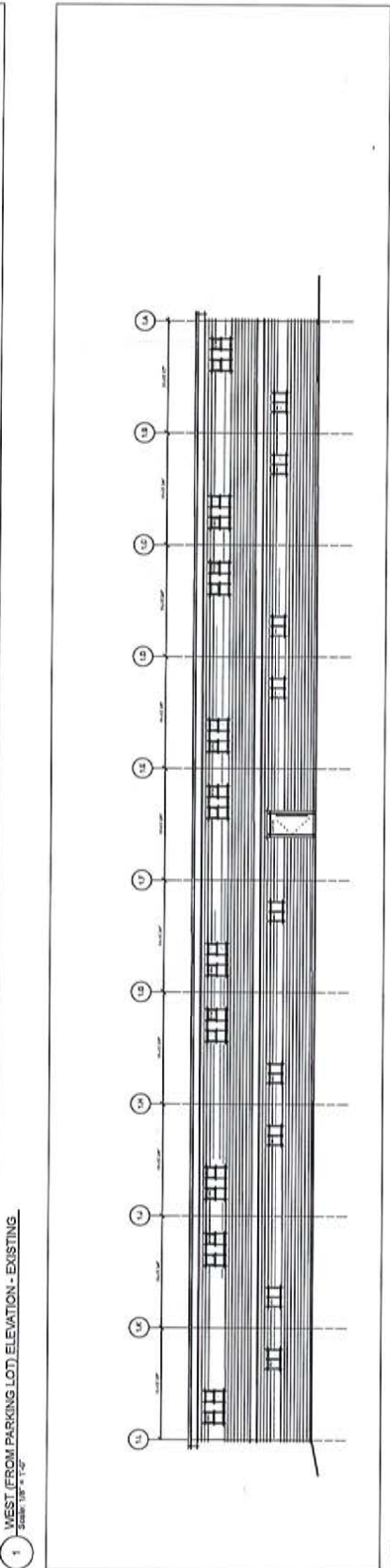
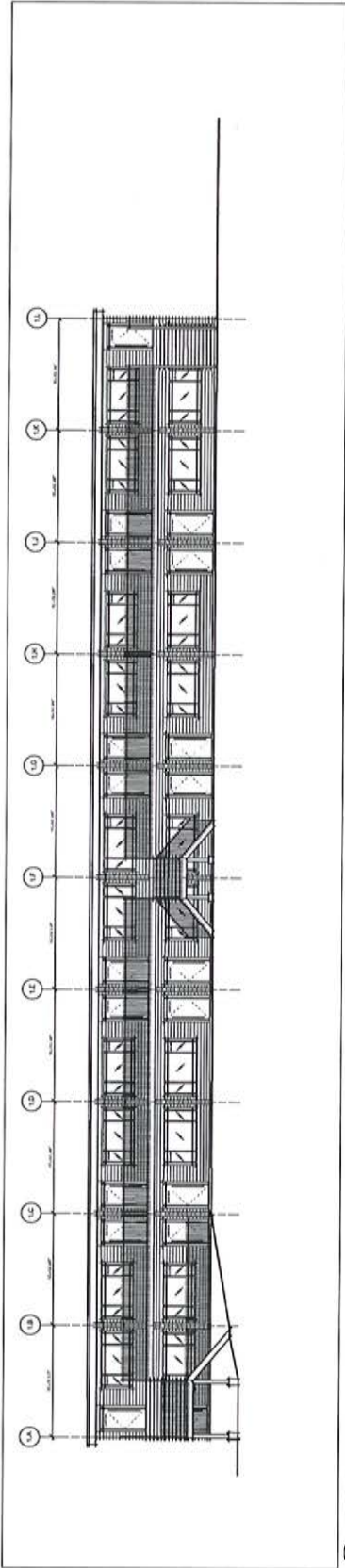
2 FLOOR PLAN - ADDITION - L2
SCALE: 1/8" = 1'-0"

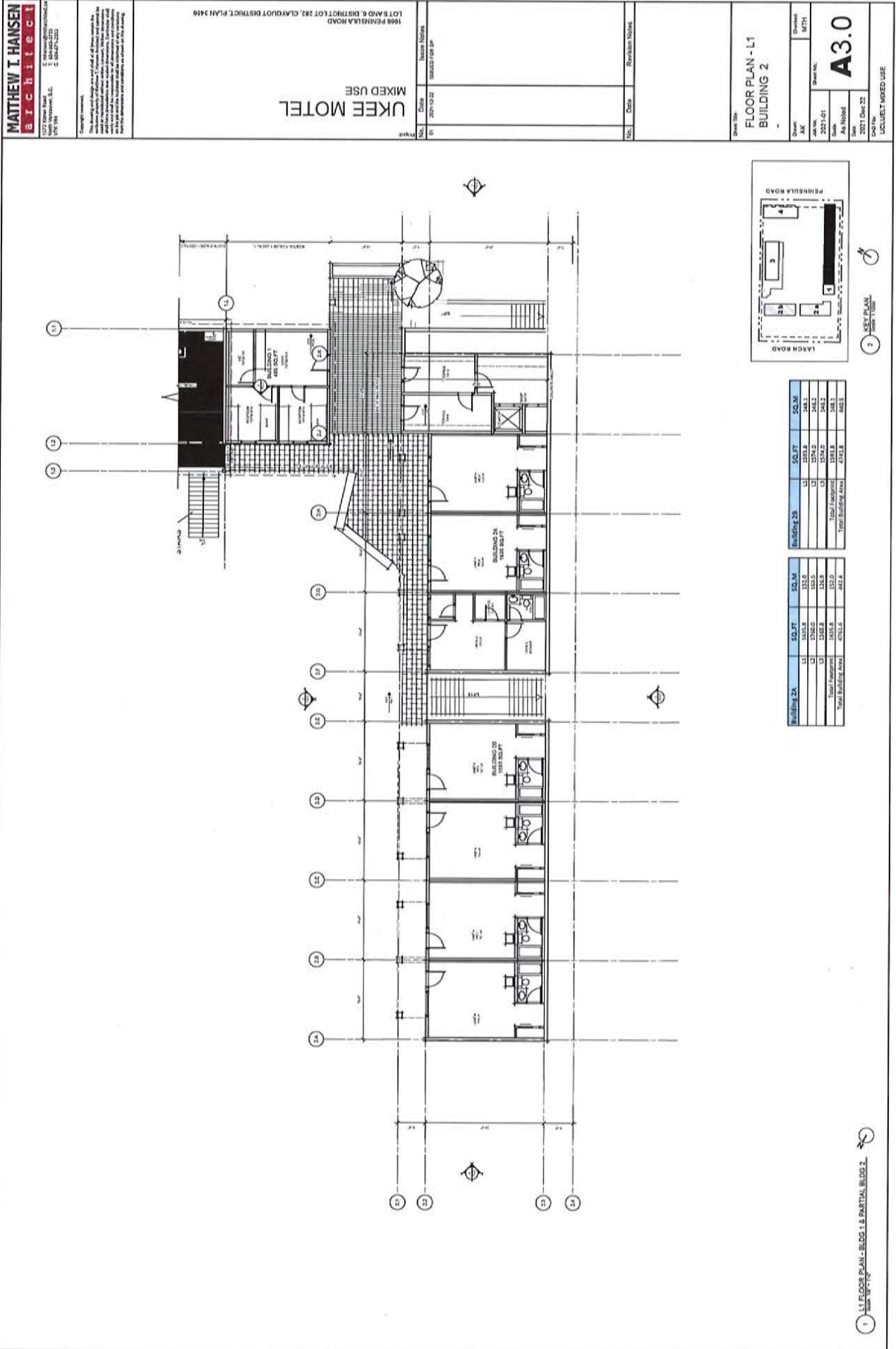


3 KEY PLAN
SCALE: 1/1000"

Building 1	SQ. FT.	SQ. M.
L1 - Existing	3888.7	352.2
L1 - Addition	486.0	45.1
L2 - Existing	3888.7	352.2
L2 - Addition	486.0	45.1
Total Footprint	8710.1	804.5
Total Building Area	8710.1	804.5

<p>MATTHEW T. HANSEN architect</p> <p>1575 Ocean Blvd. N.W. 10th Ft. Lauderdale, FL 33304 Tel: 954-574-2222 Fax: 954-574-2222</p>	<p>Design Notes: The architect is not responsible for the structural integrity of the building. The contractor is responsible for the structural integrity of the building. The architect is not responsible for the structural integrity of the building. The contractor is responsible for the structural integrity of the building.</p>	<p>1666 PENINSULA ROAD LOT 5 AND 6, DISTRICT LOT 782, CLAYCOVE DISTRICT, PLAN 3486</p>	<p>Project Name: UKEE MOTEL MIXED USE</p>	<p>No. Date Description 1 2/21/22 ISSUED FOR DP</p>	<p>Revision Notes:</p>
<p>Project No: A2.2</p>			<p>Project Name: ELEVATIONS BUILDING 1- EXISTING</p>		
<p>Drawn By: J.M.H.</p>		<p>Checked By: M.P.H.</p>		<p>Scale: As Noted</p>	
<p>Date: 2021 Dec 22</p>		<p>Date: 2021 Dec 22</p>		<p>Scale: As Noted</p>	





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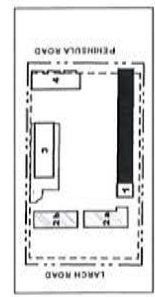
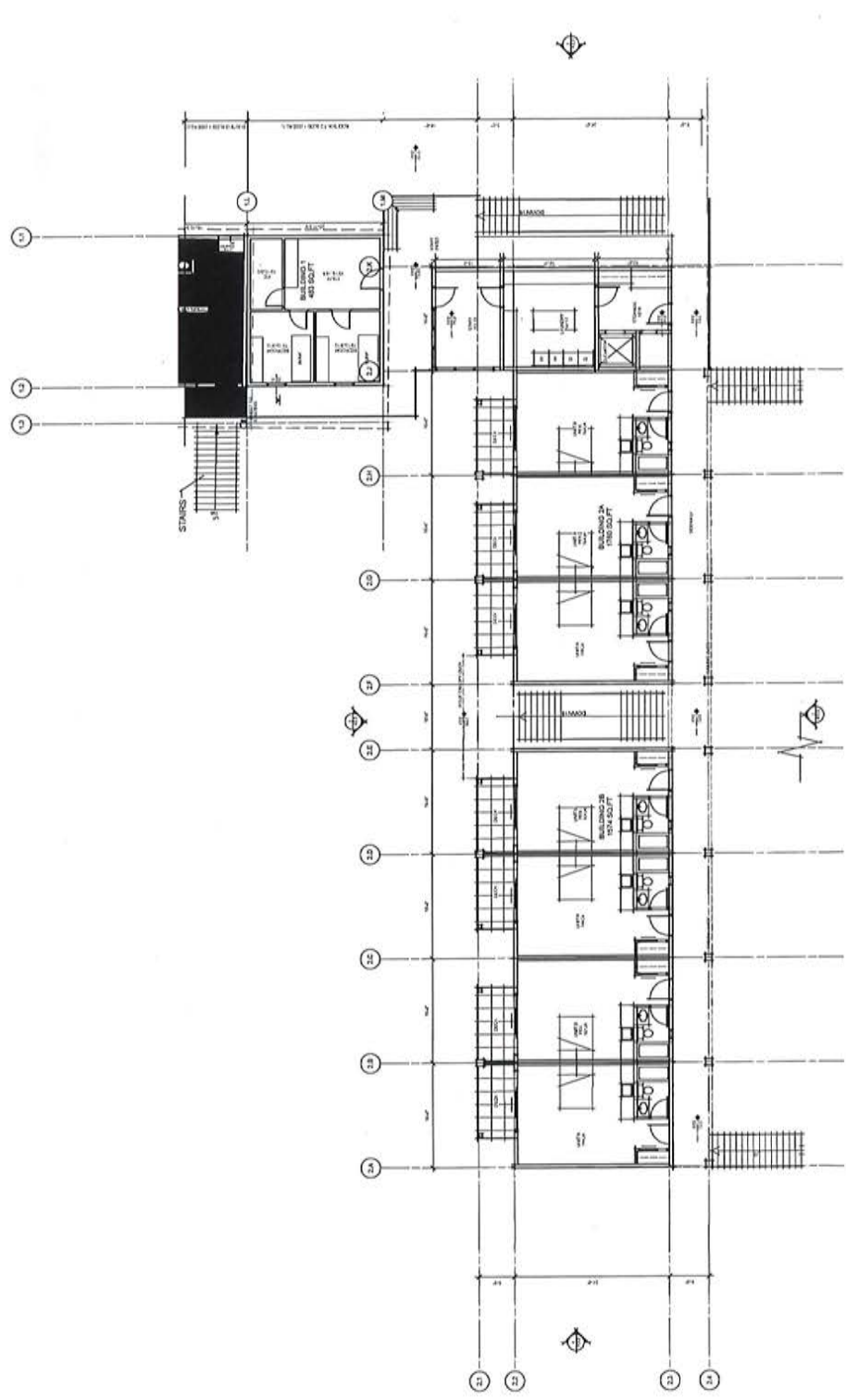
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UKEE MOTEL
 MIXED USE
 1666 PENINSULA ROAD
 LOT SAID 6, DISTRICT LOT 292, CLAYOUT DISTRICT PLAN 246

No.	Date	Revised Notes
01	2/27/20	ISSUED FOR DP

No.	Date	Revised Notes

FLOOR PLAN - L2
BUILDING 2
 Date: 2021 DEC 22
 Designer: MTH
 Draw No: 2021-01
 Scale: As Noted
A3.1
 DATE: 2021 DEC 22
 DESIGN: MTH
 PROJECT: MIXED USE

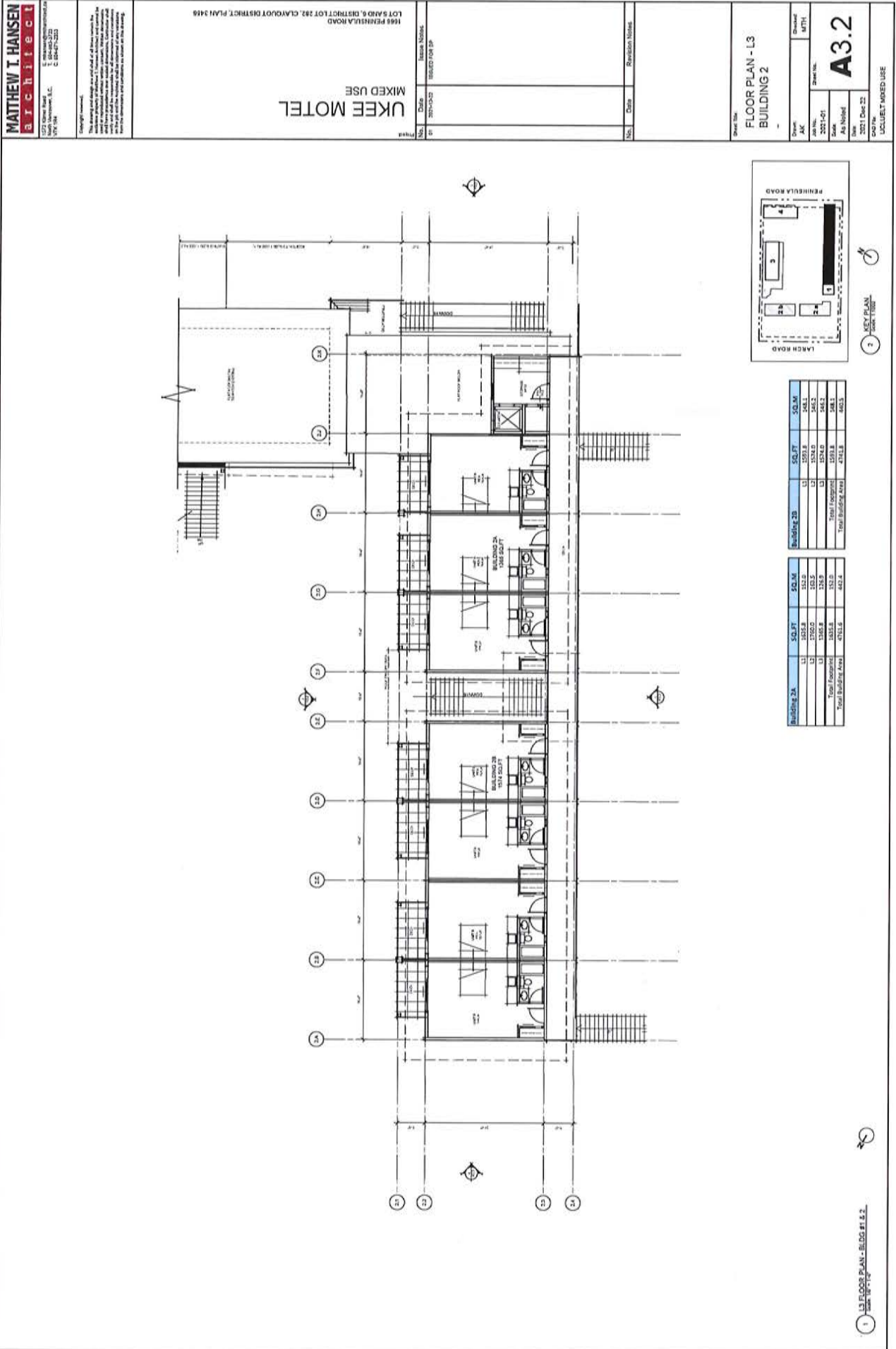


BUILDING 2A	SQ.FT.	SQ.M.
LL	1574.0	145.2
LS	1385.0	127.8
LS	1385.0	127.8
Total Footprint	4344.0	400.8
Total Building Area	4761.6	442.4

BUILDING 2B	SQ.FT.	SQ.M.
LL	1700.0	157.0
LS	1524.0	141.0
LS	1524.0	141.0
Total Footprint	4748.0	439.0
Total Building Area	4748.0	439.0

1 KEY PLAN
 Scale: 1/8"=1'-0"

1 L2 FLOOR PLAN - BLDG. 1 & PARTIAL 2
 Scale: 1/8"=1'-0"



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 M: 917-415-1222

1666 PENINSULA ROAD
 LOT 5 AND 6, DISTRICT LOT 782, CLAYQUOT DISTRICT, PLAN 3448

UKEE MOTEL
 MIXED USE

No. Date Revision Notes
 01 2/21/2021 ISSUED FOR DP

Sheet Title:
FLOOR PLAN - L3
BUILDING 2

Drawn By: MTH
 Checked By: MTH
 Date: 2/21/21
 Scale: As Noted
 Date: 2021 Dec 22
 Code: UCLUBET MIXED USE

A3.2

Room No.	SQ. FT.	SQ. M.
101	1573.8	146.1
102	1573.8	146.1
103	1573.8	146.1
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297	1573.8	146.1
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299	1573.8	146.1
300	1573.8	146.1

Room No.	SQ. FT.	SQ. M.
101	1573.8	146.1
102	1573.8	146.1
103	1573.8	146.1
104	1573.8	146.1
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MATTHEW T. HANSEN
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 1227 Green Road
 Norfolk, VA 23502
 Phone: 757-247-2122
 Email: mhansen@mtarchitect.com

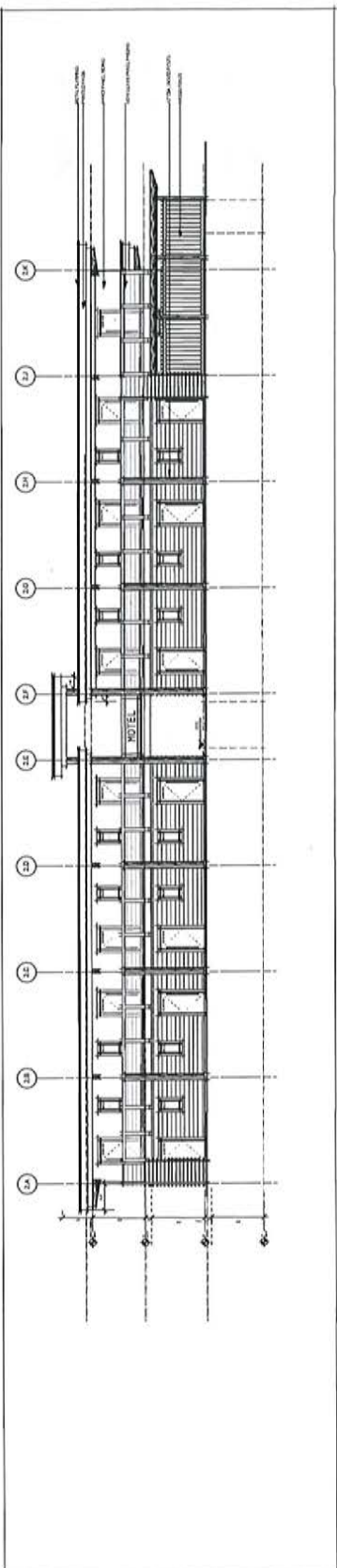
Project Name:
 UKEE MOTEL
 MIXED USE

Project Address:
 1666 PENINSULA ROAD
 LOT 5 AND 6, DISTRICT LOT 282, CLAYQUOT DISTRICT, PLAN 3466

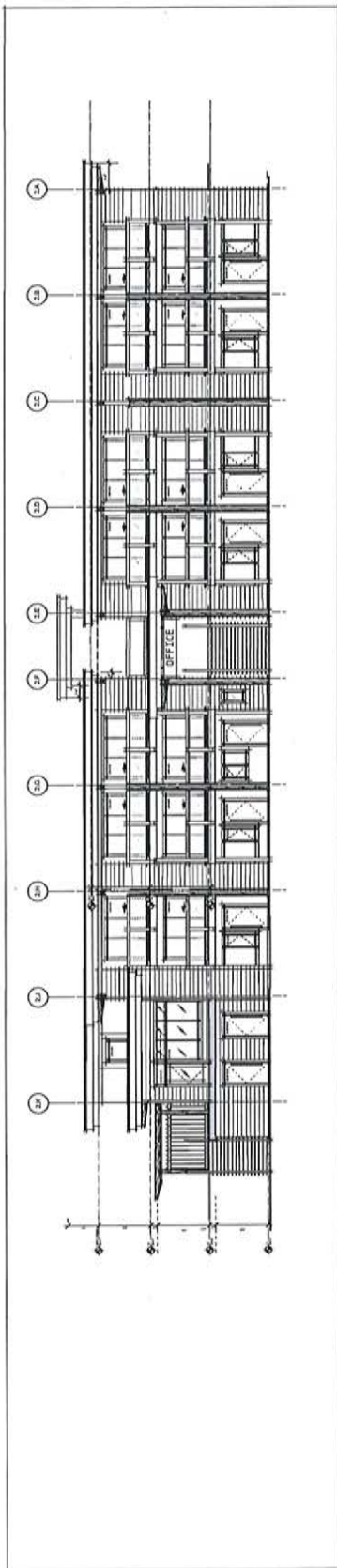
No.	Date	Revised Notes
1	2/21/2022	ISSUED FOR DP

Sheet No.	ELEVATIONS BUILDING 2
DATE	2021 Dec 22
SCALE	1/8" = 1'-0"
PROJECT	UKEE MOTEL MIXED USE
DATE	2021 Dec 22
SCALE	1/8" = 1'-0"
PROJECT	UKEE MOTEL MIXED USE

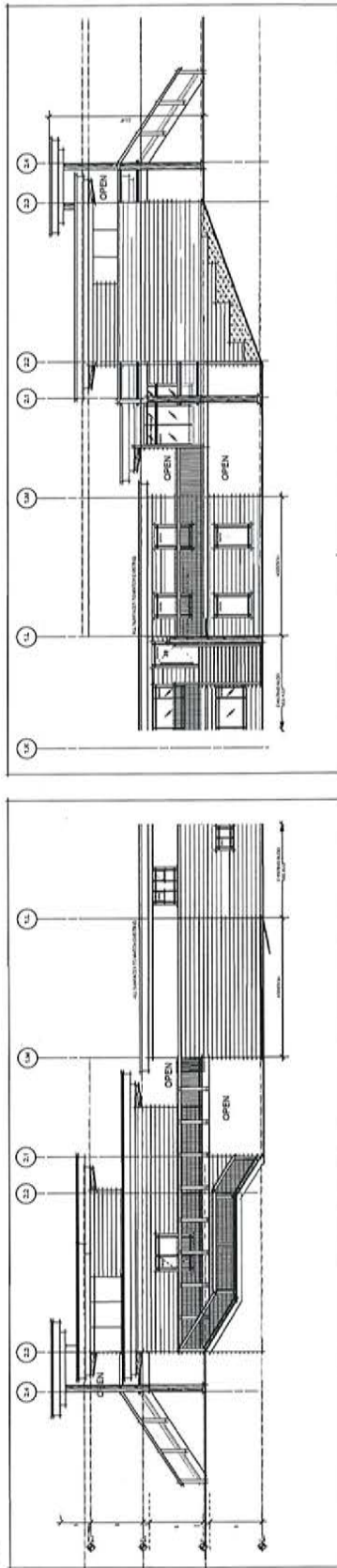
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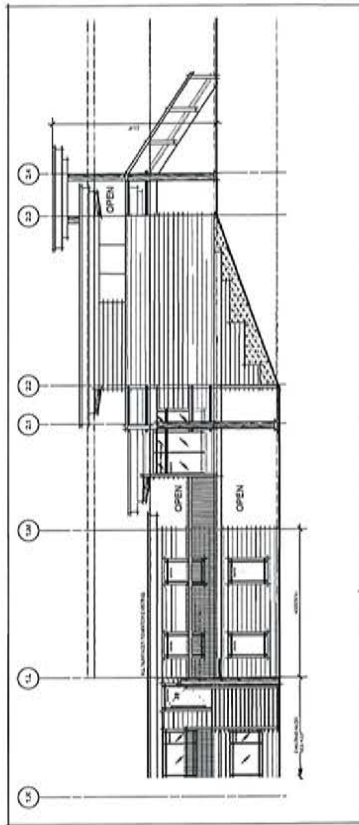
1 SOUTH (LARCH ROAD) ELEVATION
 Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
 Scale: 1/8" = 1'-0"



3 EAST ELEVATION
 Scale: 1/8" = 1'-0"



4 WEST ELEVATION
 Scale: 1/8" = 1'-0"

MATTHEW I. HANSEN
architect

1572 Green Road
Milton, MA 02186
Tel: 617-552-1234

The drawings and design are the work of the architect. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The architect is not responsible for any errors or omissions in the drawings or for any construction defects or delays. The contractor is responsible for any construction defects or delays.

**1666 PENINSULA ROAD
DISTRICT LOT 282, CLAYCOTT DISTRICT, PLAN 2048**

**UKEE MOTEL
MIXED USE**

No. 21
Date: 2021-01-21
Revision Notes:
REVISION FOR DP

Drawn By: [Blank]
Checked By: [Blank]
Date: 2021-01-21
Scale: As Noted
Date: 2021 Dec 22
Drawing: UNCLUT MIXED USE

A4.0

1 2ND FLOOR PLAN - BLDG 2
Scale: 1/8" = 1'-0"

Building 3	SQ. FT.	SQ. M.
11	2347.0	218.7
12	2347.0	218.7
Total Occupancy	4694.0	437.5
Total Building Area	4694.0	437.5

3 KEY PLAN
Scale: 1/8" = 1'-0"

2 1ST FLOOR PLAN - BLDG 3
Scale: 1/8" = 1'-0"

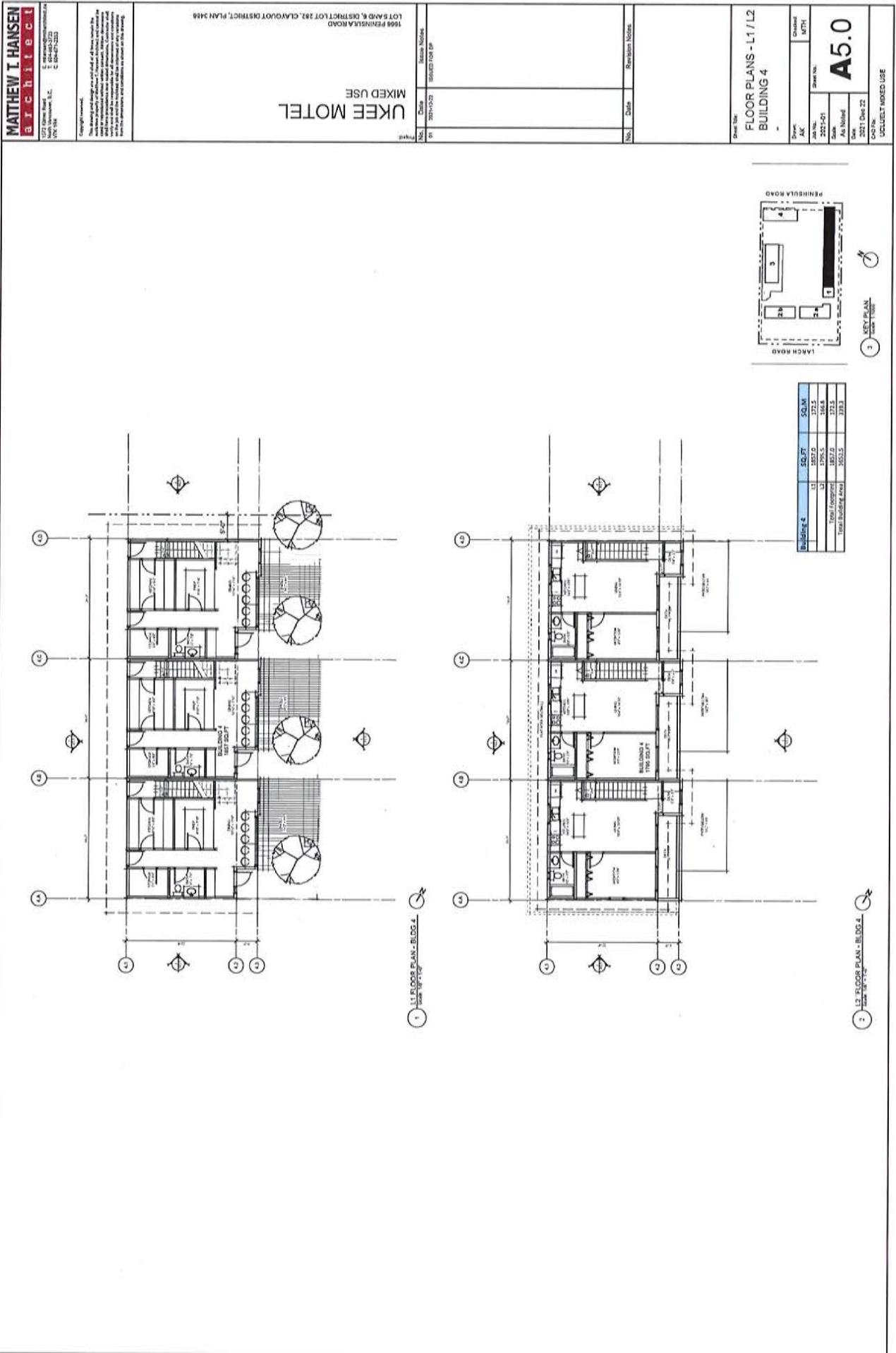
<p>MATTHEW T. HANSEN architect</p> <p>1075 Ocean Blvd. Nags Head, NC 28581 P: 252-443-2323 F: 252-443-2322 M: 252-443-2321</p> <p><small>Design notes: The architect warrants that the drawings are a true and accurate representation of the design intended by the architect. The architect does not warrant that the drawings are a true and accurate representation of the design intended by the architect. The architect does not warrant that the drawings are a true and accurate representation of the design intended by the architect.</small></p>	<p style="text-align: center;">UKEE MOTEL MIXED USE</p> <p style="text-align: center;">1666 PENINSULA ROAD LOT 5 AND 6, DISTRICT LOT 782, CLAYCOU DISTRICT, PLAN 3446</p>	<p>Issue Notes</p> <p>01 2023-02 SUBJECT FORM</p>	<p>Sheet Title</p> <p style="text-align: center;">ELEVATIONS BUILDING 3</p>	<p>Drawn: JAC</p> <p>Checked: BUTH</p> <p>Date: 2023-01</p> <p>Scale: As Noted</p> <p>Sheet No: 2023 Date 23</p> <p>030 File</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">A4.1</p> <p style="text-align: center;">LOCAL MIXED USE</p>
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1 EAST FROM PARKING LOT, ELEVATION
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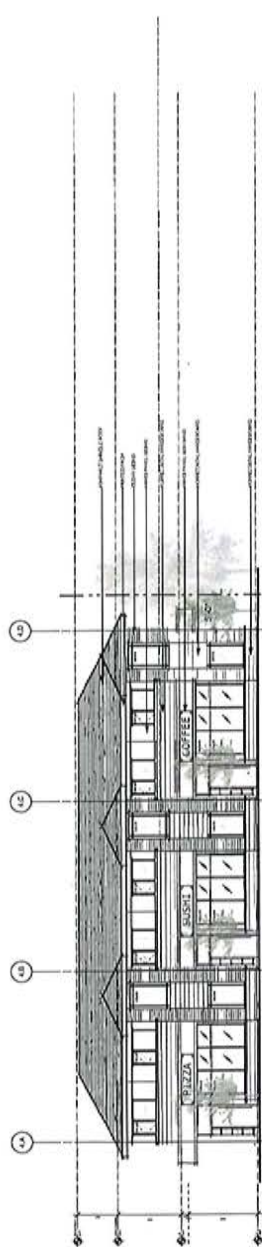
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SCALE: 1/8" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

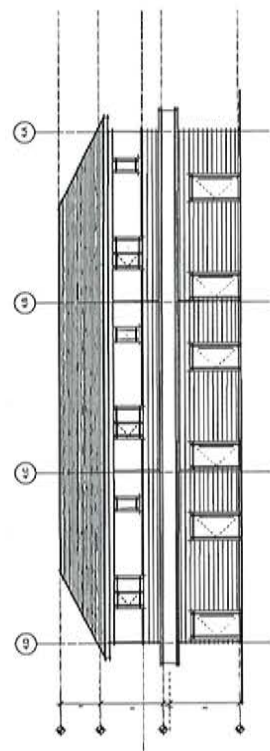
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SCALE: 1/8" = 1'-0"



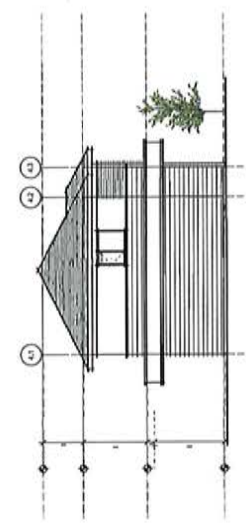
MATTHEW T. HANSEN architect 1222 Ocean Road Suite 100 Norfolk, VA 23502 Phone: 757-247-1222 Email: mhan@mtarchitect.com		1666 PENINSULA ROAD DISTRICT LOT 282, CLAYBOLT DISTRICT, PLAN 3416 MIXED USE	
Project Name: UKEE MOTEL Date: 2/17/2022 Drawn By: JH	Revision Dates:	Sheet No.: ELEVATIONS BUILDING 4	Drawing No.: A5.1 Date: 2021 Dec 22 Scale: As Noted Client: COLLECT MIXED USE



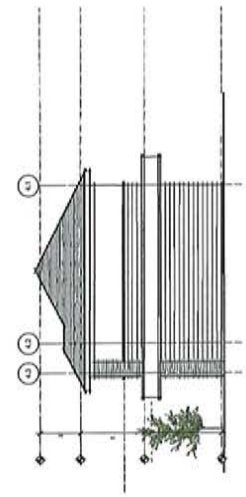
1 NORTH (PENINSULA ROAD) ELEVATION
 Scale: 1/8" = 1'-0"



2 SOUTH (FROM PARKING LOT) ELEVATION
 Scale: 1/8" = 1'-0"

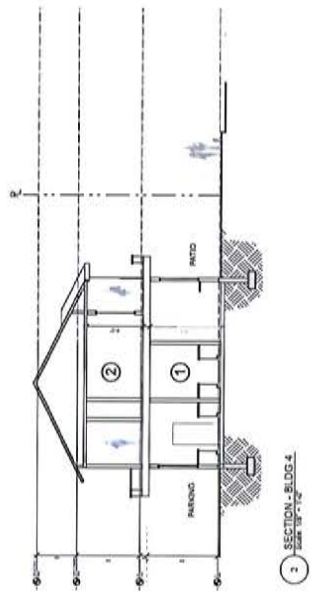
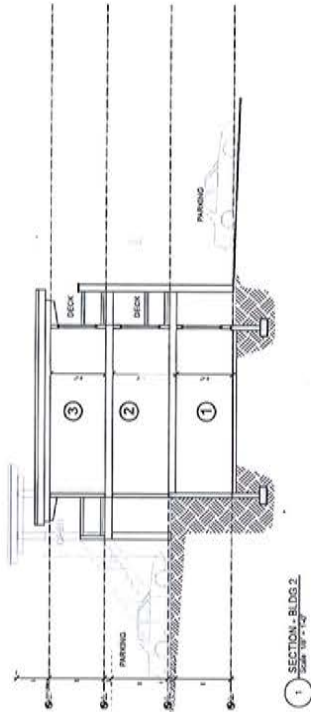


3 EAST ELEVATION
 Scale: 1/8" = 1'-0"



4 WEST ELEVATION
 Scale: 1/8" = 1'-0"

<p>MATTHEW T. HANSEN architect</p> <p>1272 Olive Road Tallahassee, FL 32301 Tel: 904-291-1222 Fax: 904-291-1223</p> <p><small>Copyright Reserved This drawing is the property of Matthew T. Hansen Architect and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Matthew T. Hansen Architect. The drawings are prepared for the specific project and site conditions shown. The drawings are not to be used for any other project or site conditions without the prior written permission of Matthew T. Hansen Architect.</small></p>	<p>1666 PENINSULA ROAD LOT 5 AND 6, DISTRICT LOT 282, CLAYQUOT DISTRICT, PLAN 2466</p> <p>UKEE MOTEL MIXED USE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>Issue Notes</th> </tr> <tr> <td>01</td> <td>08/20/21</td> <td>ISSUE FOR SP</td> </tr> </table>	No.	Date	Issue Notes	01	08/20/21	ISSUE FOR SP	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>Revision Notes</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Revision Notes				<p>Sheet No. _____</p> <p style="text-align: center;">SECTIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn By</td> <td>Checked By</td> </tr> <tr> <td>Scale</td> <td>Scale</td> </tr> <tr> <td>Date</td> <td>Date</td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p style="text-align: center; font-size: 24pt; font-weight: bold;">A6.0</p> <p style="text-align: center;">UNCLUTTERED USE</p>	Drawn By	Checked By	Scale	Scale	Date	Date		
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Scale	Scale																							
Date	Date																							





HARDI-SIDING



DOORS



HARDI PANELS



COLUMNS



STONE VENEER



English Porter

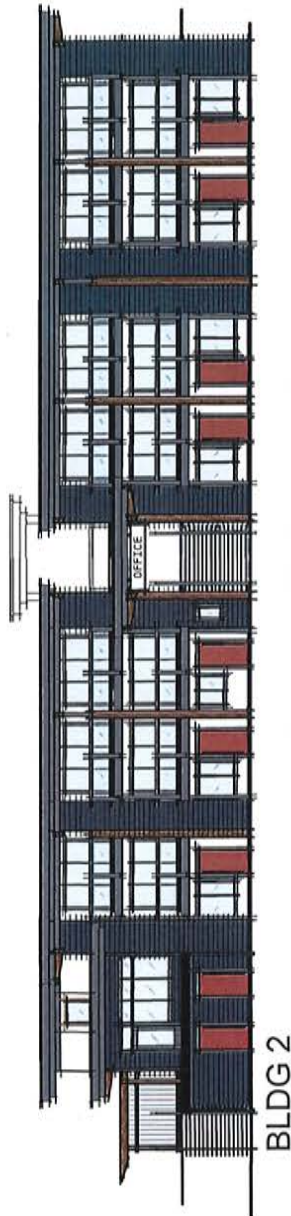
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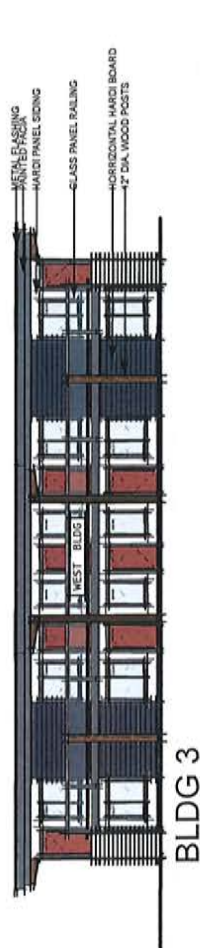
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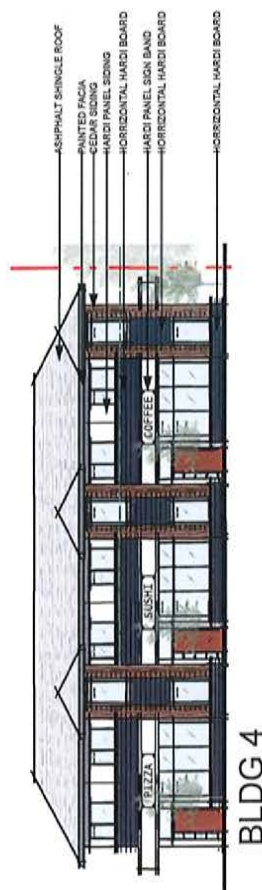
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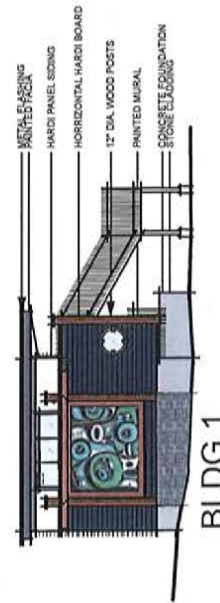
BLDG 2



BLDG 3



BLDG 4

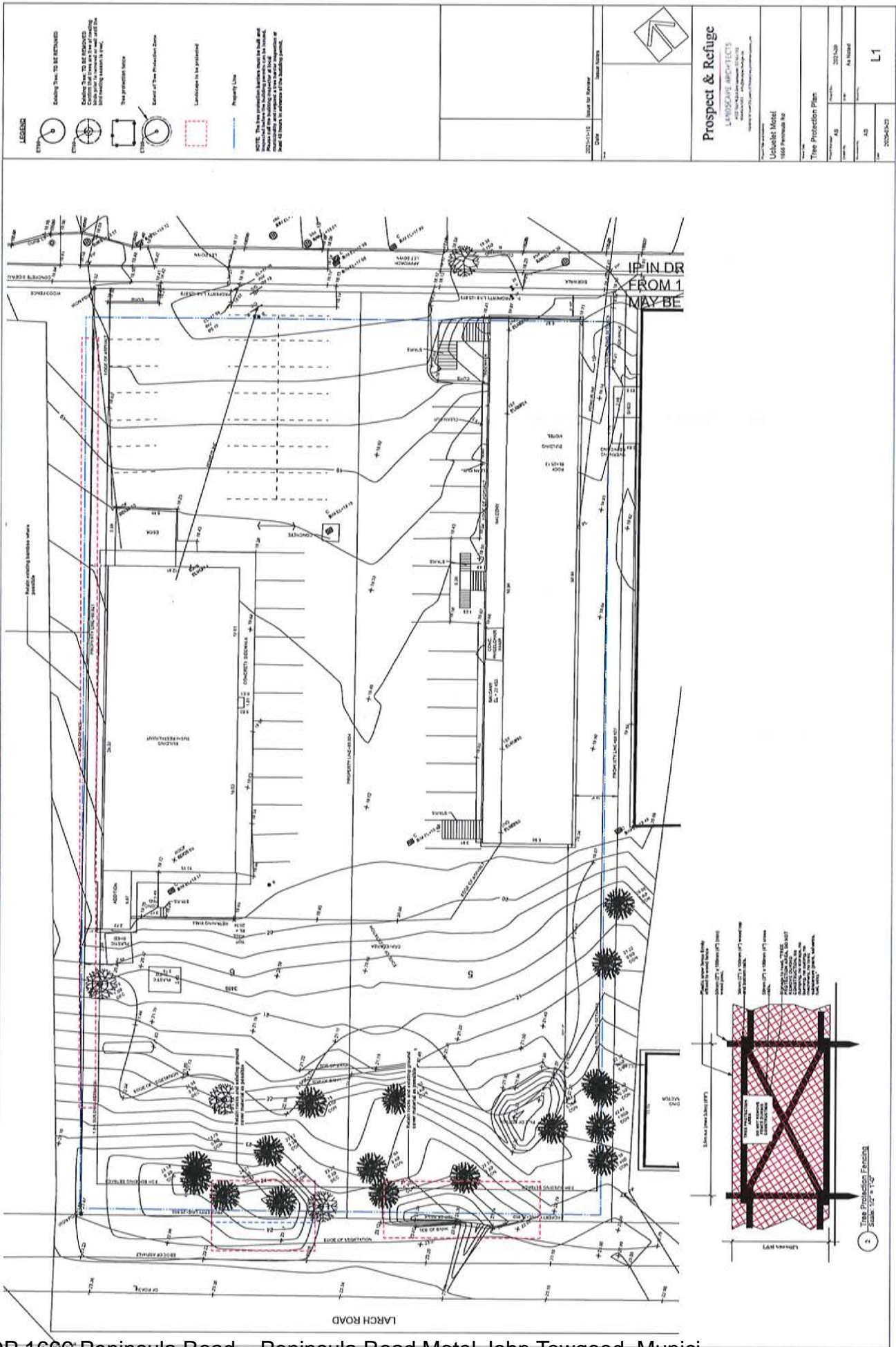


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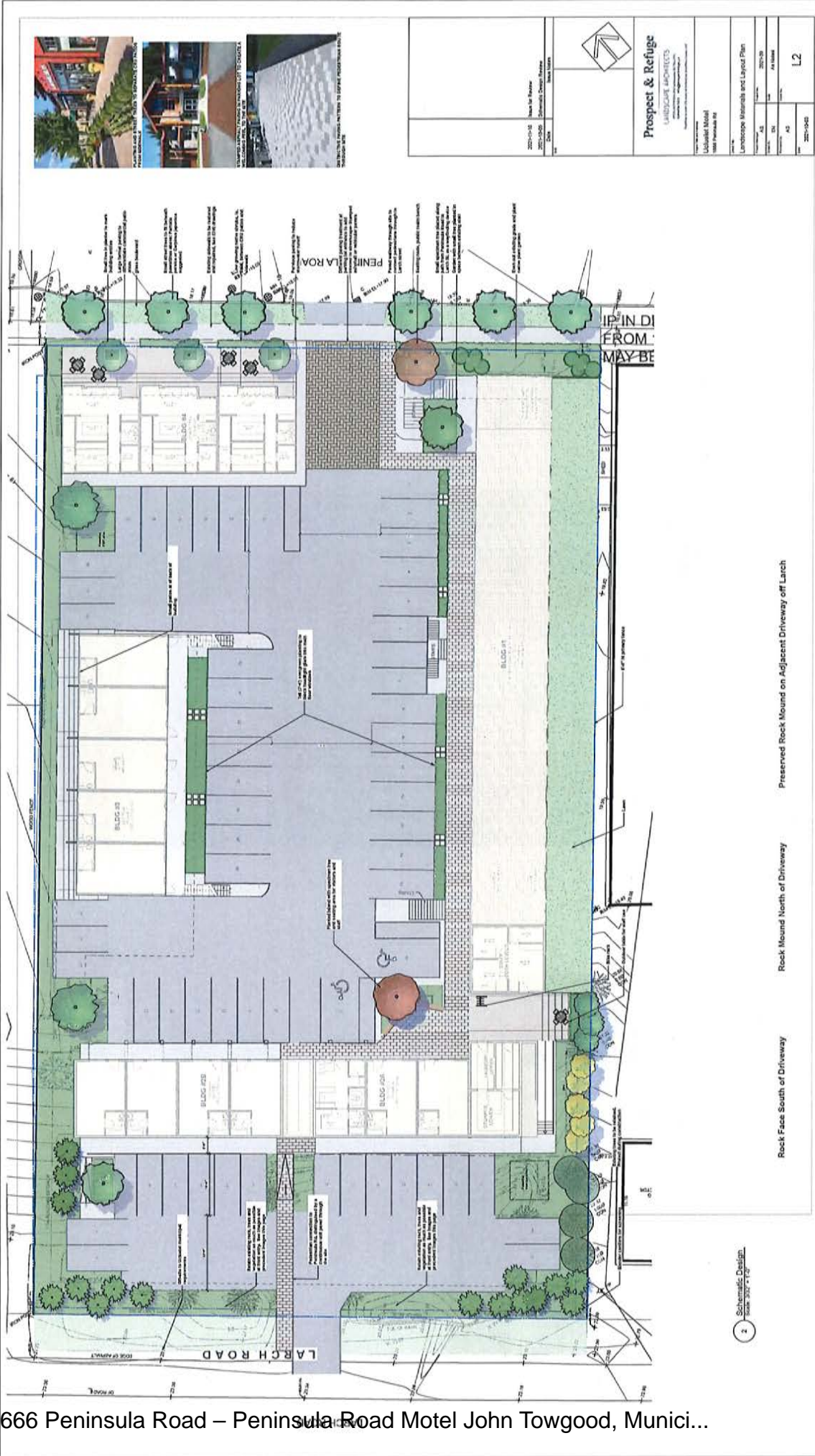


MATERIAL & COLOUR SAMPLES

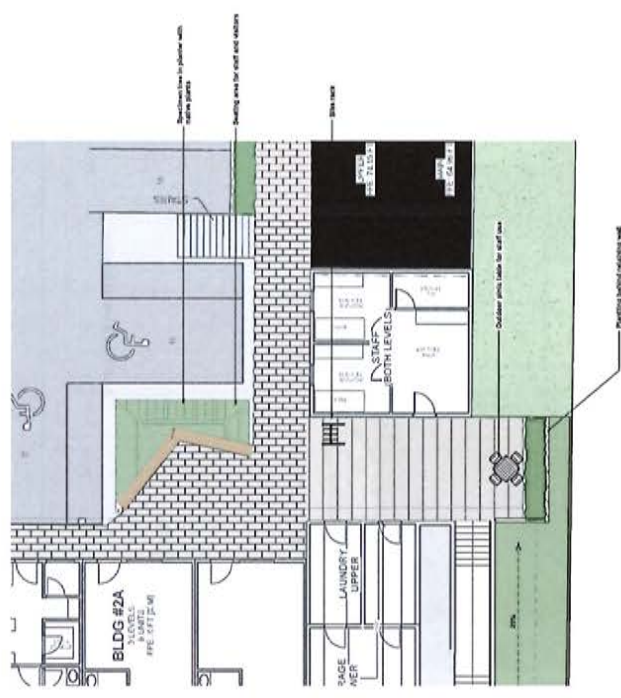




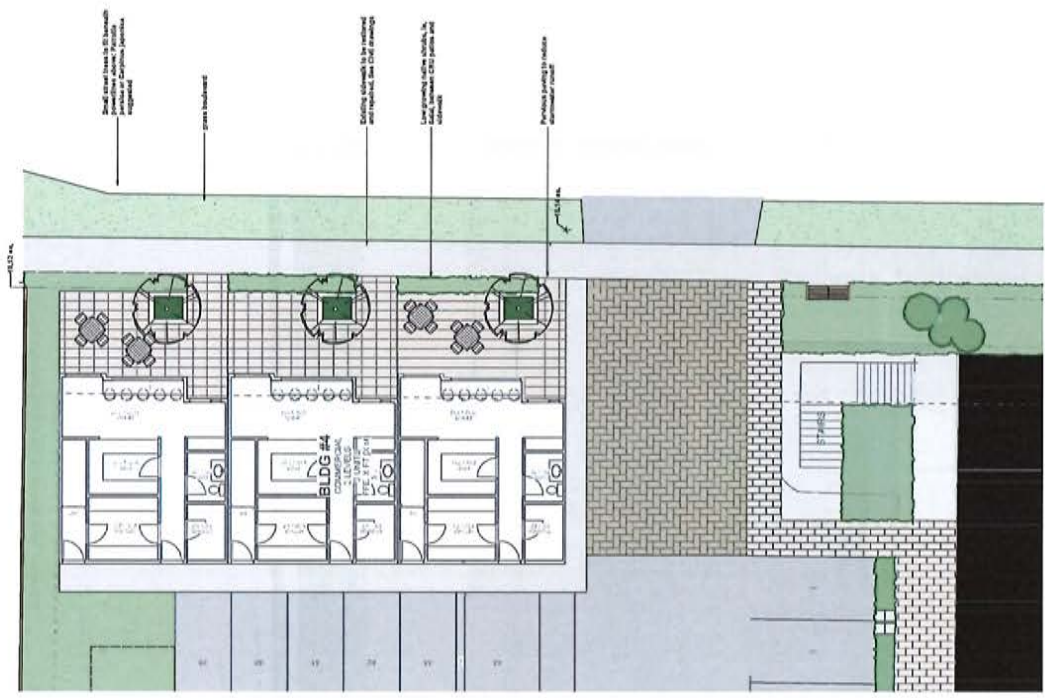
DVP & DP-1666 Peninsula Road – Peninsula Road Motel John Towgood, Municipality



DVP & DP 1666 Peninsula Road – Peninsula Road Motel John Towgood, Munic...



1 Schematic Design
Scale: 1/8" = 1'-0"




DATE: 2023-01-26	Drawn by: Jennifer	Scale: 1/8" = 1'-0"
Prospect & Refuge LANDSCAPE ARCHITECTS 425 North Main Street, Suite 200 Portland, Oregon 97208 www.prospectandrefuge.com		
Urbankid Motel 1666 Peninsula Rd		
Project No: 2023-1-28		
Drawing Title: Landscape Materials and Layout Plan		
Scale: AS	Sheet: AS-1001A	Level: L2.11



2021-11-18	Mark For Review	
2021-12-08	Estimated Client Review	
01/2022	Mark Review	
Prospect & Refuge		
LANDSCAPE ARCHITECTS		
1666 Peninsula Rd Wilmington, DE 19804 www.prospectandrefuge.com		
Image Source		
Project	AS	2021-12-08
Location	DE	AS/Initial
Scale	AS	
Sheet		L2.2



LEGEND LINES & SYMBOLS --- Property --- Drive clear cut --- Storm water --- Storage structure --- 20000 Ground Elevation --- Proposed Centerline --- Spot Elevation		ABBREVIATIONS TL Top of Lake TB Top of Bank BA Bottom of Bank TG Top of Ground BB Bottom of Bank		2023-03-05 Issue for Review Date Design Notes 	
Prospect & Refuge LANDSCAPE ARCHITECTS 1666 Peninsula Rd Ukiah, CA 95524		1666 Peninsula Rd Ukiah, CA 95524 Landscape Grading Plan		2023-03-05 45 L5	



DVP & DP 1666 Peninsula Road – Peninsula Road Motel John Towgood, Municip...

4577-009/02
December 16, 2021

1666 PENINSULA ROAD COMMERCIAL DEVELOPMENT CIVIL ENGINEERING SITE WORKS & SERVICING REPORT

1. INTRODUCTION

The intent of this report is to identify possible issues related to accessing and servicing this site and to suggest appropriate approaches for the civil engineering design of this development. The project is located within the District of Ucluelet (DoU) at 1666 Peninsula Road which is zoned CS-2 (Service Commercial) and currently consists of a motel, restaurant building, and shared asphalt parking area. The existing restaurant building is proposed to be removed and the existing motel building is to be renovated and remain in place.

The proposed development consists of two new motel buildings (Buildings 2 & 3), a new mixed-use commercial/condo building fronting Peninsula Road (Building 4), and a staff housing addition attached to the existing motel building (Building 1). Building 2 will be divided into two neighboring structures (Buildings 2A & 2B) and will front Larch Road. Building 3 will be situated directly across from the existing motel building



Figure 1: Existing Site – 1666 Peninsula Road (UkeeMap)

The site and proposed services are shown on the attached drawing SK-1.

2. ROADS AND ACCESS

The subject site is fronted by Peninsula Road to the north (see Figure 2) and Larch Road to the south (see Figure 3). The site is currently accessed by two existing driveway accesses from Peninsula Road. To improve the efficiency, safety, and on-street parking opportunities of Peninsula Road, the two site accesses to Peninsula Road are proposed to be consolidated into one access. Additionally, one new access is proposed to be installed from Larch Road. (see drawing SK-1).

Peninsula Road

Per online DoU Community Map information, Peninsula Road is located within a 20m-wide right-of-way. The Peninsula Road frontage currently consists of two 3.5m wide drive lanes with a 2.5m wide parking lane/flex zone on both sides, complete with concrete curb & gutter, 1.5m wide concrete sidewalk, and landscaped boulevard on the south side of the road, and gravel shoulder and boulevard on the north side (see Figure 2).

From discussions with DoU staff and the DoU 2011 Transportation Plan, offsite frontage works on Peninsula Road are anticipated to include one 3.5m wide drive lane with a 2.5m wide parking lane/flex zone, complete with concrete curb, gutter, 2.0m wide asphalt mixed-use path, and landscaped boulevard along the property frontage (see Figure 4).

Larch Road

Per online District of Ucluelet Community Map information, Larch Road is located within a 15m-wide right-of-way. The Larch Road frontage currently consists of two 3.5m wide drive lanes, complete with gravel shoulder and unfinished boulevard on both sides (see Figure 3).

From discussions with DoU staff, offsite frontage works are anticipated to include one 3.5m wide drive lane, complete with 0.5m gravel shoulder and open ditch along the property frontage (see Figure 5).

Final road cross sections will be determined through detailed design in coordination with DoU staff.



Figure 2: Peninsula Road - Looking East (Google Maps)



Figure 3: Larch Road - Looking West (Google Maps)

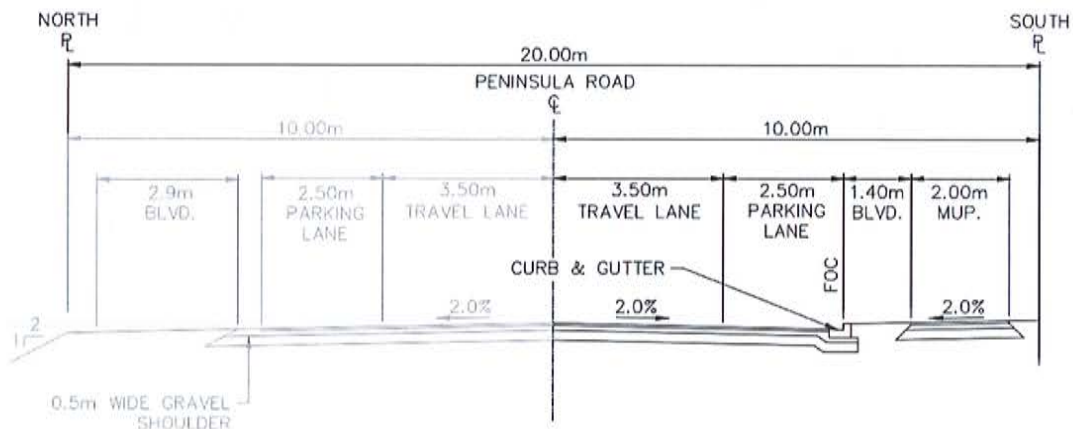


Figure 4: Peninsula Road Frontage Upgrades

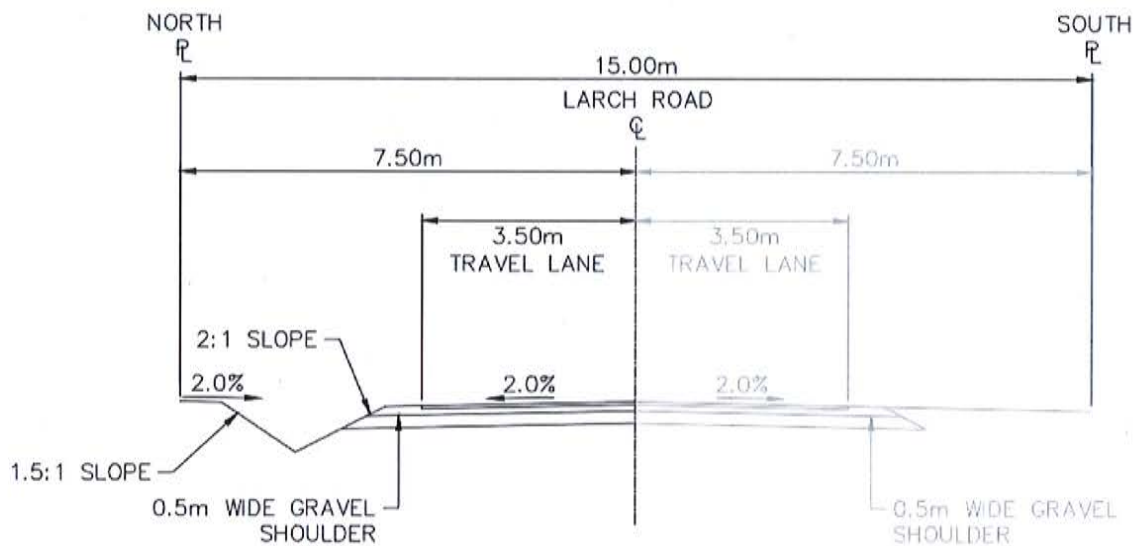


Figure 5: Larch Road Frontage Upgrades

3. WATERMAINS

3.1. Water Servicing

Currently 1666 Peninsula is serviced by a domestic water service connected to a 150Ø AC watermain that runs along the north side of Peninsula Road. The existing service is proposed to be capped and abandoned.

The new development is proposed to be serviced by a new combined fire & domestic service from the watermain on Peninsula Road with a meter in a vault at the property line. The service will be split to the individual buildings onsite (see drawing SK-1 for details).

The final size of the service and meter, as well as the arrangement of backflow prevention, will be determined through detailed design and coordination with the mechanical consultant.

3.2. Fire Flows

From a fire flow perspective, the four proposed buildings will be considered separately. Preliminary Fire Underwriters Survey (FUS) calculations for the entire site require the following fire flows (see attached Fire Flow Calculations):

Fire Area Considered	Flow Required (L/s)
Building 1	100
Building 2	117
Building 3	83
Building 4	67

Two existing hydrants provide coverage for the site:

1. Peninsula Road in front of 1755 Peninsula Road (90m coverage)
2. Larch Road in front of 1710 Holly Crescent (45m coverage)

In addition, a new hydrant is proposed to be installed on the Peninsula Road frontage of the site to provide 45m coverage to fire department connections (FDC) on the face of Buildings 1, 3, and 4. The fire hydrant on Larch Road will provide 45m coverage to Buildings 2A and 2B via a remote FDC to be located at the southwest corner of the site. Alternatively, the remote FDC for Buildings 2A and 2B, could be placed within 45m of the proposed fire hydrant on Peninsula Road.

The existing and proposed hydrants are expected to be capable of providing the required flow to each building. As part of the DP review process, we request that the DoU run their water model to confirm the flows currently available to the site.

4. SANITARY SEWER

The existing motel and restaurant are currently serviced by separate 100Ø sanitary services which are connected to a 150Ø AC sanitary sewer (gravity) that runs along the south side of Peninsula Road and then through 1685 Peninsula Road down to Cedar Road. A 250Ø PVC sanitary sewer (gravity) runs along Cedar Road discharging into a pump station on Fraser Lane.

These existing services are proposed to be capped and abandoned and replaced with a new 150Ø PVC sanitary service for the site. The individual services for all onsite buildings are proposed to be collected via an onsite sanitary sewer system and connected to this new service.

The anticipated sanitary flow from this development is 3.13L/s (see attached Sanitary Flow Calculations). Preliminary design suggests that a 150Ø sanitary service is adequate for the entire proposed development. The final servicing option will be determined through detailed design in coordination with mechanical consultant.

5. STORM DRAINAGE AND STORMWATER MANAGEMENT

The following stormwater management plan was created based on the DoU Subdivision Control Bylaw No. 521. Additionally, "Stormwater Source Control Design Guidelines 2012" (SSCDG) was consulted for stormwater management best practices.

The proposed site drainage and stormwater management is shown on drawing SK-1 and is as follows:

5.1. Site Overview

- 1) The existing site is approximately 0.47ha in size, and slopes from south to north (falling approximately 5m towards the Peninsula Road Frontage). There is an existing 200Ø PVC storm sewer that runs along the south side of the Peninsula Road frontage, which collects roadway drainage and includes a service from an existing onsite storm sewer system.
 - a) We propose to extend the existing 200Ø PVC storm sewer on Peninsula Road and install a new 200Ø storm service to the site. The building roof leaders and parking lot drainage will be collected by an onsite storm sewer system and connected to this new service.
- 2) The site will have some onsite capacity to retain stormwater on site. Approximately 20% of the site area will consist of landscaped and planted areas; these areas will be considered to retain and/or infiltrate any stormwater that lands directly on them but will not be designed to accept any additional runoff.
- 3) The existing 200Ø PVC storm sewer running along Peninsula Road has capacity for a 5-year rainfall event (see storm sewer calculations).

5.2. Water Quality

- 4) All stormwater that lands on the asphalt driveway and parking surfaces will flow through an oil-water separator before leaving the site to provide water quality treatment.

5.3. Offsite Flows, Overflow, and Major System

- 5) Currently, the 100-year flow path flows overland to the north toward Peninsula Road. The proposed development is not expected to alter this flow path. The proposed development will include site grading to promote drainage to the onsite storm sewer system and roadways to direct overland flows away from the proposed buildings and neighboring properties.
- 6) The final servicing option and stormwater management plan for this proposed development will be determined through detailed design after a thorough review of the downstream piping with DoU staff.

6. EROSION AND SEDIMENT CONTROL

An Erosion and Sediment Control plan meeting current DoU requirements and best practices will be prepared and submitted with the application for Building Permit.

7. CONCLUSION

The design of the civil works associated with this project will be consistent with District of Ucluelet engineering standards and aligned with the overall project goals of sustainability, functionality & practicality.

Submitted by:


HEROLD ENGINEERING LIMITED

Prepared by:



Jake Pinneo, EIT

Reviewed by:



Patrick Ryan, P. Eng

Permit to Practice No. 1000201



**STORM SEWER DESIGN SHEET - 5 YEAR RETURN FREQUENCY STORM
UCLUELET AMPHITRITE POINT**

HEROLD ENGINEERING
3701 Shenton Road
Nanaimo, BC

PROJECT: Ucluelet Commercial Development
DATE: 16/12/2021
TIME OF CONCENTRATION
MANNINGS "n"

PROJECT NO: 4577-009
DESIGNED BY: Jake Pinneo, EIT
REVIEWED BY: Patrick Ryan, P.Eng.

AREA NO	CATCHMENT AREA	INCR OF AREA ha	RUN-OFF COEFF	EQUIV AREA ha	TOTAL AREA ha	TIME OF CONC min	R mm/hr	Q l/sec	SLOPE %	PIPE DIA mm	VEL M/sec	LENGTH M	TIME OF FLOW min	CAP l/sec
Pre-Development														
Onsite														
	Site to Storm Service	0.47	0.27	0.13	0.13	10.00	43.31	15.28						
Existing Conditions														
Onsite														
	Site to Storm Service	0.47	0.72	0.34	0.34	10.00	43.31	40.75						
Post-Development														
Onsite														
	Site to Storm Service	0.47	0.76	0.36	0.36	10.00	43.31	43.01	2.00	200	1.48	6	0.07	46.38

Notes:

1. Based on the District of Ucluelet (Amphitrite Point) IDF Curve, 10min time of concentration assumed.
2. Onsite areas taken from Architectural Drawings.
3. Pre-development onsite runoff coefficient taken as Heavy Soil, with varying slopes, as per DoU Bylaw No. 521.
5. Existing onsite runoff coefficient is a weighted average of existing roofs, drives & walks, gravel yard, and heavy soil, with varying slopes, as per DoU Bylaw No. 521.
4. Post development onsite runoff coefficient is a weighted average of proposed roofs, drives & walks, and heavy soil, with varying slopes, as per DoU Bylaw No. 521.
5. Without storm sewer record drawings, existing storm sewer grades were estimated using existing road grades.
6. To be read in conjunction with "Stormwater Management Rationale" prepared by Herold Engineering Ltd.



Permit to Practice No. 1000201



FIRE UNDERWRITER'S SURVEY FIRE FLOW ESTIMATE

CITY	Ucluelet	DATE	16-Dec-21		
		ENGINEER	Jake Pinneo, EIT		
		CHECKED BY	Patrick Ryan, P.Eng		
ADDRESS (NAME OF OCCUPANT IF PROMINENT)	1666 Peninsula Road Ucluelet, BC Lots 5 and 6 District Lot 282, Clayquot District, Plan VIP3486				
				PREVIOUS FIRE FLOW NO.	
				FIRE FLOW NO.	

FIRE AREA CONSIDERED

Building 1 - Existing & Staffing Addition

TYPES OF CONSTRUCTION	Wood Frame		
UPPER FLOOR AREA (m ²)	400	NO. OF STORIES	2
MAIN FLOOR AREA (m ²)	400		
TOTAL FLOOR AREA (m ²)	800		
CONSTRUCTION COEFFICIENT	1.5	Wood Frame	
FIRE FLOW FROM TABLE			9000 L/min. (a)
OCCUPANCY	Apartment/Dwelling Low Hazard - Non Combustable	ADD OR SUBTRACT -25%	-2250 L/Min.
		SUB-TOTAL	6750 L/Min. (b)
AUTOMATIC SPRINKLERS (Y/N)	Y	SUBTRACT -50% x b	-3375 L/Min.
		SUB-TOTAL	3375 L/Min.
EXPOSURES	DISTANCE		
FRONT	28 m	ADD 6%	
LEFT	4 m	ADD 19%	
REAR	5.5 m	ADD 18%	
RIGHT	45 m	ADD 0%	
		TOTAL 43%	
		USE 43% x b	2903 L/Min.
		TOTAL	6278 L/Min.
		FIRE FLOW REQUIRED	6000 L/Min.
		or	100 L/sec.

Note:

1. Front is towards the parking lot.
2. Areas taken from Architectural plans.
3. Assumed the existing motel building also requires sprinklers.

Permit to Practice No. 1000201



FIRE UNDERWRITER'S SURVEY FIRE FLOW ESTIMATE

CITY	Ucluelet	DATE	16-Dec-21	
		ENGINEER	Jake Pinneo, EIT	
		CHECKED BY	Patrick Ryan, P.Eng	
ADDRESS (NAME OF OCCUPANT IF PROMINENT)	1666 Peninsula Road Ucluelet, BC Lots 5 and 6 District Lot 282, Clayquot District, Plan VIP3486			
PREVIOUS FIRE FLOW NO.				
FIRE FLOW NO.				

FIRE AREA CONSIDERED

Building 2

TYPES OF CONSTRUCTION	Wood Frame		
UPPER FLOOR AREA (m ²)	253	NO. OF STORIES	3
MAIN FLOOR AREA (m ²)	307	LOWER FLOOR AREA (m ²)	296
TOTAL FLOOR AREA (m ²)	856		
CONSTRUCTION COEFFICIENT	1.5	Wood Frame	

FIRE FLOW FROM TABLE			10000 L/min.		
OCCUPANCY	Apartment/Dwelling Low Hazard - Non Combustible	ADD OR SUBTRACT -25%	-2500 L/Min.		
		SUB-TOTAL	7500 L/Min.	(b)	
AUTOMATIC SPRINKLERS (Y/N)	Y	SUBTRACT -50% x b	-3750 L/Min.		
		SUB-TOTAL	3750 L/Min.		

EXPOSURES	DISTANCE	ADD	
FRONT	45 m		0%
LEFT	11 m		15%
REAR	5 m		18%
RIGHT	14 m		13%
		TOTAL	46%

Note:

1. Front is towards Larch Road.
2. Areas taken from Architectural plans.

			3450 L/Min.
		TOTAL	7200 L/Min.
		FIRE FLOW REQUIRED	7000 L/Min.
		or	117 L/sec.



FIRE UNDERWRITER'S SURVEY FIRE FLOW ESTIMATE

CITY	Ucluelet	DATE	16-Dec-21
		ENGINEER	Jake Pinneo, EIT
		CHECKED BY	Patrick Ryan, P.Eng
ADDRESS (NAME OF OCCUPANT IF PROMINENT)	1666 Peninsula Road Ucluelet, BC Lots 5 and 6 District Lot 282, Clayquot District, Plan VIP3486		
		PREVIOUS FIRE FLOW NO.	
		FIRE FLOW NO.	

FIRE AREA CONSIDERED

Building 3

TYPES OF CONSTRUCTION	Wood Frame		
UPPER FLOOR AREA (m ²)	209	NO. OF STORIES	2
MAIN FLOOR AREA (m ²)	209		
TOTAL FLOOR AREA (m ²)	418		
CONSTRUCTION COEFFICIENT	1.5	Wood Frame	

FIRE FLOW FROM TABLE			7000	L/min.			
OCUPANCY	Apartment/Dwelling	ADD OR SUBTRACT	-25%	-1750	L/Min.		
	Low Hazard - Non Combustable						
		SUB-TOTAL	5250	L/Min.		(b)	
AUTOMATIC SPRINKLER ^s	(Y/N)	Y	SUBTRACT	-50%	x b	-2625	L/Min.
			SUB-TOTAL	2625		2625	L/Min.

EXPOSURES	DISTANCE						
FRONT	26	m	ADD	7%			
LEFT	15	m	ADD	13%			
REAR	15	m	ADD	12%			
RIGHT	16	m	ADD	12%			
			TOTAL	44%			
			USE	44%	x b	2284	L/Min.
			TOTAL			4909	L/Min.
			FIRE FLOW REQUIRED			5000	L/Min.
				or		83	L/sec.

Note:
 1. Front is the towards the existing motel.
 2. Areas taken from Architectural plans.

Permit to Practice No. 1000201



FIRE UNDERWRITER'S SURVEY FIRE FLOW ESTIMATE

CITY	Ucluelet	DATE	16-Dec-21
		ENGINEER	Jake Pinneo, EIT
		CHECKED BY	Patrick Ryan, P.Eng
ADDRESS (NAME OF OCCUPANT IF PROMINENT)	1666 Peninsula Road Ucluelet, BC Lots 5 and 6 District Lot 282, Clayquot District, Plan VIP3486		
		PREVIOUS FIRE FLOW NO.	
		FIRE FLOW NO.	

FIRE AREA CONSIDERED

Building 4

TYPES OF CONSTRUCTION	Wood Frame		
UPPER FLOOR AREA (m ²)	159	NO. OF STORIES	2
MAIN FLOOR AREA (m ²)	174		
TOTAL FLOOR AREA (m ²)	333		
CONSTRUCTION COEFFICIENT	1.5	Wood Frame	
FIRE FLOW FROM TABLE			6000 L/min. (a)
OCCUPANCY	Apartment/Dwelling Low Hazard - Non Combustable	ADD OR SUBTRACT	-25% -1500 L/Min.
		SUB-TOTAL	4500 L/Min. (b)
AUTOMATIC SPRINKLERS (Y/N)	Y	SUBTRACT	-50% x b -2250 L/Min.
		SUB-TOTAL	2250 L/Min.
EXPOSURES	DISTANCE		
FRONT	35 m	ADD	3%
LEFT	12 m	ADD	14%
REAR	15 m	ADD	13%
RIGHT	17 m	ADD	12%
		TOTAL	41%
		USE	41% x b 1845 L/Min.
		TOTAL	4095 L/Min.
		FIRE FLOW REQUIRED	4000 L/Min.
		or	67 L/sec.

Note:

1. Front is towards Peninsula Road.
2. Areas taken from Architectural plans.

Permit to Practice No. 1000201



DISTRICT OF UCLUELET SANITARY SEWER FLOW ANALYSIS - CALCULATION SHEET

Project: Ucluelet Commercial Development Date: 16-Dec-21
 Engineering Company: Herold Engineering Ltd. Design By: Jake Pinneo, EIT
 Address: 3710 Shenton Rd. Nanaimo BC Review By: Patrick Ryan, P.Eng.
 Engineer: Patrick Ryan, P.Eng. Sheet: 1 of 1

Area	MH No.	Location	Area (Ha)	Units	Density ppu	Equiv. Pop. (ca)	Peak flow Per Capita (L/day)	Sewage Flow			Infiltration & Inflow		Total Flow		Pipe Capacity		
								Peak Flow (L/day)	Peak Flow (ML/day)	Peak Flow (ML/day)	Infiltr. (ML/day)	Cum. Infiltr. (ML/day)	Total Flow (ML/day)	Flow (L/s)	Slope (%)	Pipe Diameter (mm)	Velocity (m/s)
Entire Proposed Development	Ex MH	1666 Peninsula Road	0.47	52	1.7	88	3000	265,200	0.265	0.005	-	0.270	3.130	2.0	150	1.22	21.54

*Assumed

Notes:

1. Design population computed on the basis of the planned development, assuming 1.7 Person Per Unit (PPU).
2. Peak sewage flow and peak storm water infiltration calculated as per District of Ucluelet Bylaw No. 521.
3. To be read in conjunction with "Civil Engineering Site Works & Servicing Report" prepared by Herold Engineering Ltd.



Permit to Practice No. 1000201





December, 2021

Planning Department
District of Ucluelet

Statement of Intent

Re: Ukee Peninsula Motel - Development Permit Application
1666 Peninsula Road, Ucluelet B.C.

The purpose of this application is to seek approval for the improvement of this site that will include:

- * A comprehensive renovation to the existing 2 storey Motel Structure.
- * The removal of the existing Commercial Building.
- * The addition of two rental buildings for the Motel business.
- * The addition of a 2 Storey retail building fronting Peninsula Rd.

The property is in the Village Square Development Permit area with specific guidelines that outline a broad range of service and land use including Tourist accommodation and supporting uses. This application has taken those guidelines into consideration.

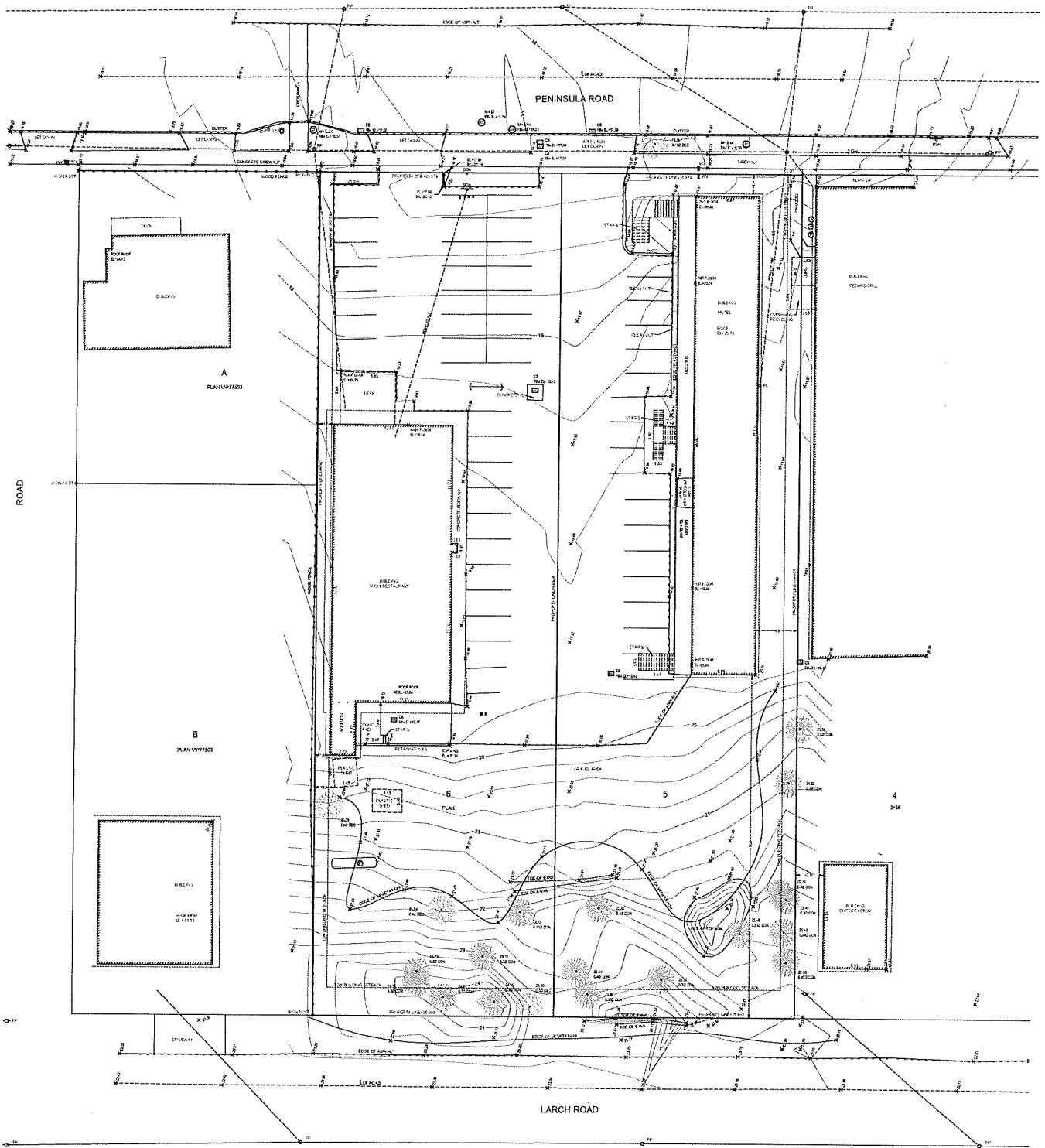
The project introduces a new access point off Larch Road with the intent to maintain privacy of the local residences and preserve the natural environment of the boulevard. Comprehensive improvements to the Street front environment off Peninsula Road with patios and landscape features support the vision of the Village Square.

Upon consolidation of the lots, the proposal will adhere to the current Zoning by-laws in terms of Building Setbacks, floor area, height, and site coverage. It is not the owners intend to request and Development Variances.

Landscaping and Civil Work & Services have been fully designed and included with the application package. Services will be upgraded as required the Landscape has been designed to ensure a safe a public path is identified with the change of surface materials.

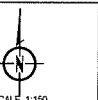
Matt Hansen Architect AIBC
Matthew T. Hansen Architect.

CC: Mike Parker – Parkshore Projects Ltd.



**TOPOGRAPHIC PLAN OF LOTS 5 AND 6,
DISTRICT LOT 282,
CLAYQUOT DISTRICT, PLAN 3486.**

REGIONAL DISTRICT OF ALBERNI-CLULUELET
CIVIC ADDRESS: 1666 PENINSULA ROAD
ZONE: CS-1 (SERVICE COMMERCIAL)
CLIENT: PARKSHORE PROJECTS LTD



LEGEND

	INDICATES BOUNDARY LINE
	INDICATES STREET
	INDICATES DRIVEWAY
	INDICATES FENCE
	INDICATES WALL
	INDICATES ROOF
	INDICATES STRUCTURE
	INDICATES UTILITY
	INDICATES SPOT HEIGHT
	INDICATES CONTOUR

LEGEND

	1:150
	1:30

GENERAL

THIS PLAN SHOWS THE LOCATION OF PAVED DRIVEWAYS AND DOES NOT INDICATE BARRIERS BETWEEN DRIVEWAYS AND ADJACENT SUBJECTS.

THESE ARE AS SHOWN BY THE SURVEYOR AND SHOULD BE CONFIRMED BY THE CLIENT.

THIS SPECIFIC DRAWING SHOULD BE CONSIDERED AS A QUALIFIED PROJECT. CONSULT THE SURVEYOR FOR FURTHER INFORMATION.

THIS DRAWING IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

BOUNDARY

THE BOUNDARY BETWEEN THE SUBJECTS IS AS SHOWN ON THIS PLAN AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S ACCURACY.

THE SURVEYOR'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

NOTE

ALL RIGHTS RESERVED BY THE SURVEYOR. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

THE SURVEYOR'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.



DATE

DATE	DESCRIPTION

DEVELOPMENT PERMIT DP22-01

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:

Peninsula Café LTD Inc No. BC0086635, 201-300 George Road West Victoria, BC, V9A 1M8

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:

1666 Peninsula Road; Lot 5 and 6, VIP3486, District Lot 282, Clayoquot District

3. This Permit authorizes the following improvements on the Lands:

- a) Removal of an existing commercial building (the Sake Sushi building).
- b) Renovation of an existing motel building.
- c) Addition of a 3-storey motel (off Larch Road), a 2-storey motel building (mid property), and a 2-storey mixed commercial / Resort Condo building (fronting Peninsula Road).
- d) Associated landscape and hardscape works.

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 deposit of 125% of the value of the proposed landscape works and street improvements.

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 C

DEVELOPMENT VARIANCE PERMIT DVP22-01

Pursuant to section 498 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Variance Permit is issued to:

Peninsula Café LTD Inc No. BC0086635, 201-300 George Road West Victoria, BC, V9A 1M8

2. This Development Variance Permit applies to, and only to, those lands within the District of Ucluelet described below, and the buildings, structures, and other development thereon:

1666 Peninsula Road; Lot 5 and 6, VIP3486, District Lot 282, Clayoquot District

3. The work authorized by this Permit may only be carried out in compliance with the requirements of the District of Ucluelet Zoning Bylaw No. 1160, 2013, except where specifically varied or supplemented by this development variance permit and in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.
4. This Permit authorizes the following variance specific to the plans and details attached as Schedule "A":

A minimum yard setback of 11'-11" from the lot line abutting Peninsula Road, whereas section CS-2.6.2 of the Ucluelet Zoning Bylaw No. 1160, 2013 requires 15'-0".

5. The above variance is granted for the proposed structures and use of the land as shown on Schedule A. Should the buildings be later removed or destroyed, this Development Variance Permit shall cease to apply and the zoning requirements in effect at the time shall apply.
6. 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.
7. This Permit is NOT a Building Permit.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2022 .

ISSUED the day of , 2022.

Bruce Greig
Director of Community Planning



REPORT TO COUNCIL

Council Meeting: April 26, 2022
 500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, MUNICIPAL PLANNER **FILE No:** 3070-TUP21-19
SUBJECT: TEMPORARY USE PERMIT 2066 PENINSULA ROAD **REPORT No:** 22-51
ATTACHMENT(S): APPENDIX A – APPLICATION
 APPENDIX B – TEMPORARY USE PERMIT 21-19

RECOMMENDATION(S):

That Council, subject to public comment, authorize the issuance of Temporary Use Permit 21-19 for a period of 3 years, to allow one seasonal RV camping space for local workers to the rear of the Far West building located at 2066 Peninsula Road.

BACKGROUND:

This Temporary Use Permit (**TUP**) application was received in October 2021, for the Far West Distributors property located at 2066 Peninsula Road; Lot E, Clayoquot District, Plan VIP42747 (the “**subject property**”).



Figure 1 – Subject Property

Temporary Use Permit:

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

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

Public Notice

Pursuant to section 494 of the *Local Government Act*, notification has been given for this application as follows:

- This application was advertised in the April 6th Westerly News.
- The property owners (registered on the title with BC Land Title and Survey) within 100m of the subject property have been notified by a mailout.
- Tenants in properties within 100m of the subject property have been notified by hand delivery.

Council should provide an opportunity to be heard, anyone wishing to speak to the application prior to making a decision on the requested permit.

Zoning

The subject property falls within the CS-2 zone. The following are the allowed uses permitted in the zone:

- 1) *Principal:*
 - a) *Hotel*
 - b) *Motel*
 - c) *Mixed Commercial/Residential*
 - d) *Mixed Commercial/Resort Condo*
 - e) *Office*
 - f) *Tourist Information Booth*
 - g) *Retail, including supermarket*
 - h) *Convenience Store*
 - i) *Restaurant*
 - j) *Bistro/Café*
 - k) *Take Out Food Services*

- l) Personal Services
- m) Commercial Recreation
- n) Studio
- o) Community Use
- 2) Secondary:
 - a) Accessory Residential Dwelling Unit

CS-2.1.2 For Peninsula Road and Main Street, and for properties fronting either, Mobile Vending is also a principal permitted use.

Proposed Temporary Use

The applicant is requesting one seasonal Recreational Vehicle (**RV**) camping space for local workers to the rear of the Far West Building:

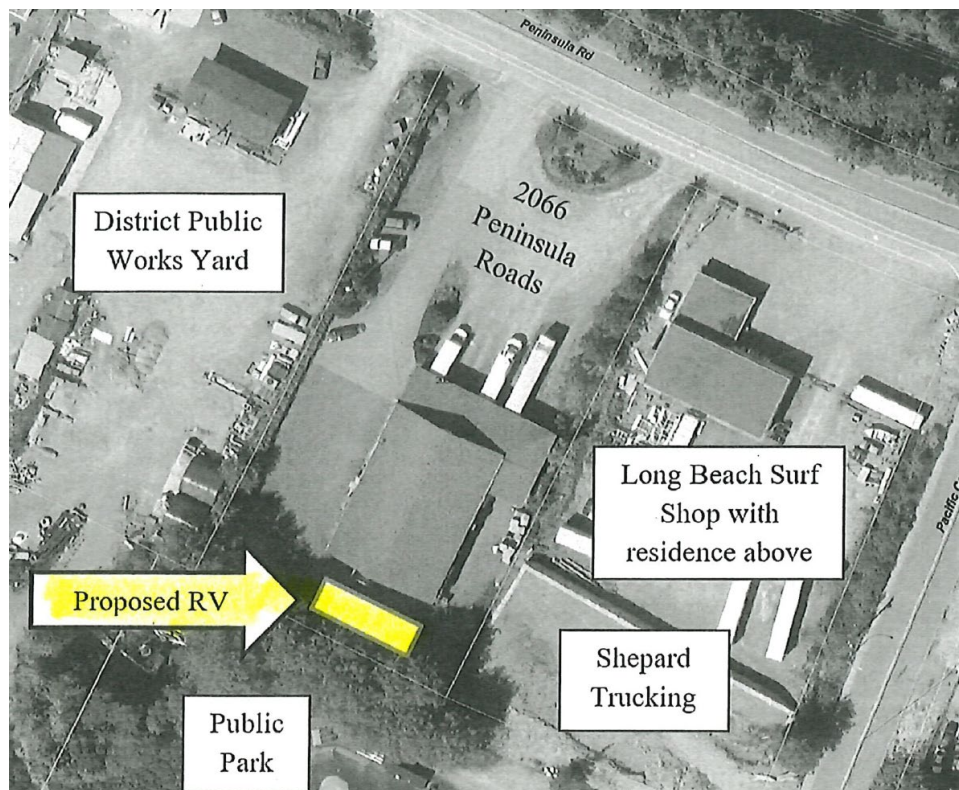


Figure 1 – Site Plan

The Subject Property is surrounded by the District of Ucluelet Public Works Yard to the west, a public park to the south, Shepard Trucking to the east. The RV would not be seen from Peninsula Road. The Applicant is requesting a 3-year term.

It should be noted that a seasonal RV camping space is not for permanent accommodation or dwelling units but rather it is for longer-term camping of no longer than 6 months. The occupant will be required to vacate the RV from the space within 6 months, but the permit would allow this use to reoccur

periodically for up to three years. This 6-month limitation is necessary because beyond a 6-month stay the use becomes indistinguishable from a dwelling, in which case the minimum health and safety standards of the BC Building Code would need to be met - and an RV would not meet those standards.

Servicing

The applicant has indicated that the space would be fully service.

Fire Services

Prior to anyone occupying the RV, the Fire Department will require that the RV be inspected, and that the RV is equipped with the following fire safety items:

- One portable extinguisher having a 2-A rating shall be installed on each storey of a building.
- A working smoke alarm.
- A working carbon monoxide alarm.

Specific TUP Terms and Conditions

- 1) No other temporary uses other than the above-mentioned uses shall be permitted.
- 2) An on-site parking space shall be provided.
- 3) The RV will have a minimum separation of 10' from any existing building.
- 4) The Permittee must oversee the use of the Lands and their telephone and email contact shall be provided to the District and updated as required.
- 5) The Seasonal Worker Accommodation use is for Far West Distributors employee seasonal accommodation only.
- 6) No person shall make, allow, or cause to be made any loud, objectionable, or unnecessary noise which may disturb the peace, quiet, rest, enjoyment, comfort, and/or convenience of the neighborhood between the hours of 10 pm of one day and 7 am of the next day.
- 7) The Permittee shall provide for collection and pickup of garbage and recycling in appropriate wildlife-proof containers.
- 8) Prior to anyone occupying the home, contact the Fire Department to arrange an inspection by emailing rgeddes@ucluelet.ca or calling (250) 726-7744. The permittee is responsible for maintaining the following for each home:
 - a) One portable extinguisher having a 2-A rating shall be installed on each storey of a building,
 - b) A working smoke alarm,
 - c) A working carbon monoxide alarm,
- 9) The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.
- 10) Failure of the Permittee to meet and maintain any of the terms listed above may result in suspension of the permit

ANALYSIS OF OPTIONS

A	Authorize the issuance of Temporary Use Permit 21-19	<u>Pros</u>	<ul style="list-style-type: none"> Will allow temporary seasonal accommodation for an employee of Far West Distribution while that owner looks to a more permanent solution. Should not impact direct neighbours or be seen from Peninsula Road
		<u>Cons</u>	<ul style="list-style-type: none"> This is not a permanent housing solution.
		<u>Implications</u>	<ul style="list-style-type: none"> Approval will allow the application to proceed, Staff time will be required to process this application.
B	Provide alternative direction	<u>Pros</u>	<ul style="list-style-type: none"> Unknown at this time
		<u>Cons</u>	<ul style="list-style-type: none"> Unknown at this time
		<u>Implications</u>	<ul style="list-style-type: none"> Unknown at this time
		<u>Suggested Motion</u>	<ul style="list-style-type: none"> THAT Council, in regard to Temporary Use Permit 21-19, (provide alternative direction here)
C	Reject the application	<u>Pros</u>	<ul style="list-style-type: none"> Would perhaps focus efforts on more permanent housing solutions.
		<u>Cons</u>	<ul style="list-style-type: none"> Would not provide housing or a seasonal worker in the interim.
		<u>Implications</u>	<ul style="list-style-type: none"> The application would not proceed.
		<u>Suggested Motion</u>	THAT Council reject the application for Temporary Use Permit 21-19.

POLICY OR LEGISLATIVE IMPACTS:

- This application is compliant with the Official Community Plan and the Zoning Bylaw.

NEXT STEPS

- If this application is approved:
 - the attached TUP will be signed by the Director of Community Planning, issued to the applicant, and then filed with the Land Title Office.
 - the applicant or subsequent owners of the subject property will be required to meet all conditions of the permit and any other conditions set out by Council for the proposed development.

Respectfully submitted:

JOHN TOWGOOD, MUNICIPAL PLANNER
 BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING
 DUANE LAWRENCE, CAO

District of Ucluelet

Re: Development Application

The attached purpose of this application is to have staff housing for our business needs.

We are having staff coming from outside the district for our warehouse needs and growth.

The site already have power and sewer to accommodated a RV.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Charlie Tsang

Far West Distributors Ltd.

charlie@farwestdistributors.ca

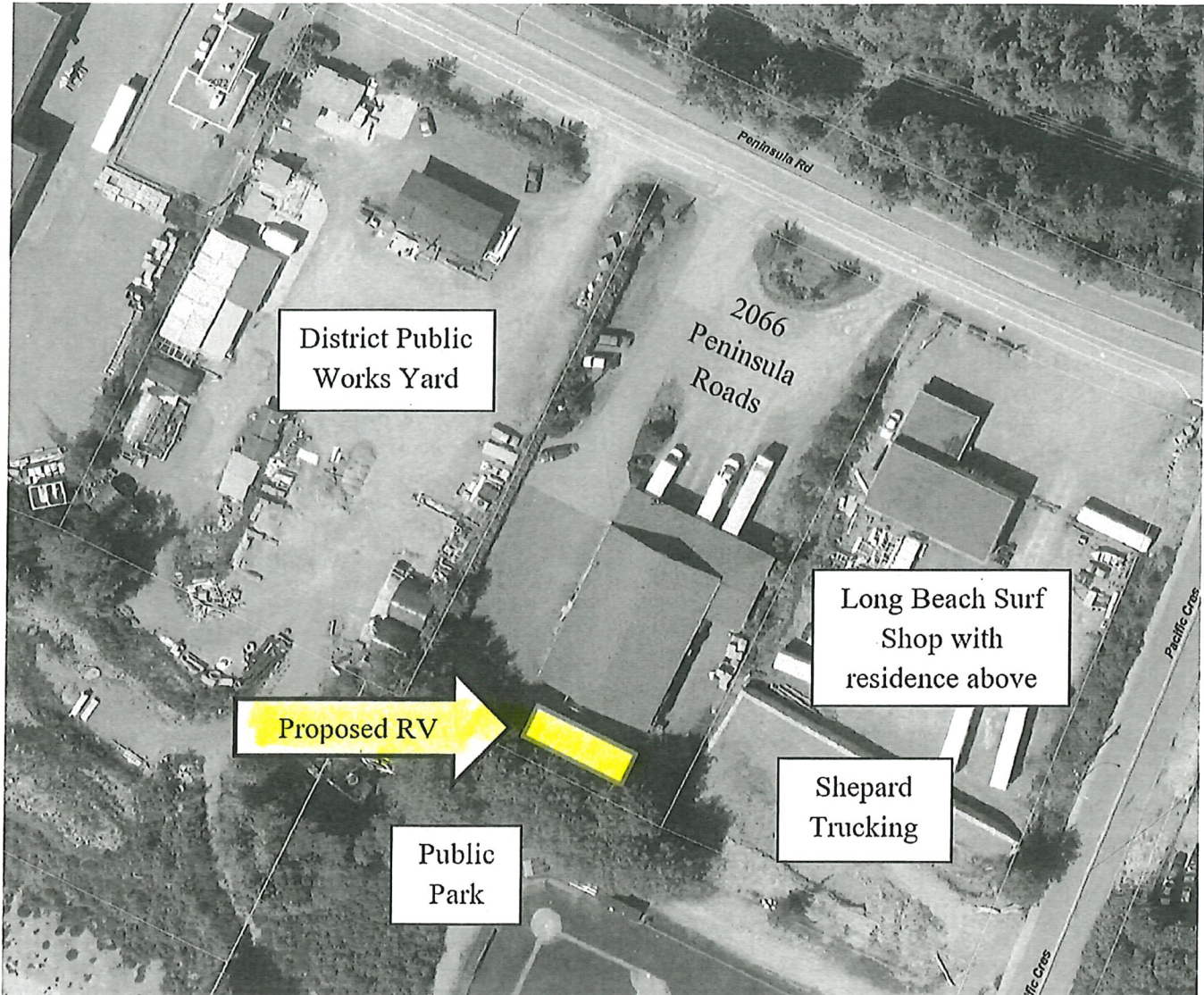
(604)617-9688

Sept. 28, 2021

would like to request for 3 years

TEMPORARY USE PERMIT – RV/TRAILER CAMPING SPACE

Schedule 4 Site Plan





TEMPORARY USE PERMIT TUP-21-19

Pursuant to section 492 to 497 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Temporary Use Permit is issued to:

FAR WEST DISTRIBUTORS LTD, NO. 2 RD, RICHMOND BC V7C 5J8 (the "Permittee")

2. This Temporary Use Permit applies to, and only to, those lands within the District of Ucluelet described below, and the buildings, structures, and other development thereon:

2066 Peninsula Road; Lot E, Clayoquot District, Plan VIP42747 (the "Lands").

3. This Temporary Use Permit is issued subject to compliance with all bylaws of the District of Ucluelet.

4. This Temporary Use Permit does not relieve an owner or occupier from obtaining any other approvals required by any other jurisdiction, or from meeting any other applicable regulations.

5. This Temporary Use Permit authorizes the following use of the Lands, despite the regulations adopted in Ucluelet Zoning Bylaw No. 1160, 2013, as amended:

"To allow one seasonal RV camping space for local workers to the rear of the Far West building for a period of up to three years on the Lands"

6. The permit holder, as a condition of issuance of this Permit, agrees to comply with the terms and conditions of **Schedules 2**, which are attached hereto and form part of this permit.

7. The land described herein shall be used and developed strictly in accordance with the terms and conditions and provisions of this Permit.

8. If the Permittee does not substantially commence the use with respect to which this permit was issued within six months after the date it was issued, the Permit shall lapse.

9. 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.

10. This Permit is valid for a three-year period beginning from the permits date of issue.

11. This Permit is NOT a Building Permit nor is it a Development Permit.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2022.

ISSUED the day of , 2022.

Bruce Greig – Director of Community Planning



Schedule 1 Required Undertaking

TO THE DISTRICT OF UCLUELET:

I (We), representing *the Lands* hereby undertake as a condition of issuance of this Temporary Use Permit to:

- a) Cease use and remove any structures built to support the temporary use from the subject property not later than 1 month after the termination date set out on the Temporary Use Permit.
- b) Abide by all conditions of the Temporary Use Permit.
- c) Provide the occupant’s contact information to the District of Ucluelet.

I(We) understand that should we not fulfill the undertakings described herein, the District of Ucluelet or its agents may enter upon *the Lands* and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the property into compliance with the District of Ucluelet bylaws, and that any securities submitted to the District pursuant to the Temporary Use Permit shall be forfeited and applied to the cost of restoration of *the Lands* as herein set out.

We further understand that in the event of a default of the conditions contained within the Temporary Use Permit, we shall forfeit the securities submitted to the District of Ucluelet.

This undertaking is attached hereto and forms part of the Temporary Use Permit.

Contact Information for the Owner/Manager

Cell: _____

Email: _____

Signatures

Owner: _____

Signature: _____

Date: _____

Owner: _____

Signature: _____

Date: _____

Witness: _____

Signature: _____

Date: _____

Schedule 2 - Terms and Conditions

1. No other temporary uses other than the above-mentioned uses shall be permitted.
2. No other temporary uses other than the above-mentioned uses shall be permitted.
3. An on-site parking space shall be provided.
4. The RV will have a minimum separation of 10' from any existing building.
5. The Permittee must oversee the use of the Lands and their telephone and email contact shall be provided to the District and updated as required.
6. The seasonal RV use is for Far West Distributors employee seasonal accommodation only.
7. No person shall make, allow, or cause to be made any loud, objectionable, or unnecessary noise which may disturb the peace, quiet, rest, enjoyment, comfort, and/or convenience of the neighborhood between the hours of 10 pm of one day and 7 am of the next day.
8. The Permittee shall provide for collection and pickup of garbage and recycling in appropriate wildlife-proof containers.
9. Prior to anyone occupying the home, contact the Fire Department to arrange an inspection by emailing rgeddes@ucluelet.ca or calling (250) 726-7744. The permittee is responsible for maintaining the following for each home:
 - a. One portable extinguisher having a 2-A rating shall be installed on each storey of a building,
 - b. A working smoke alarm,
 - c. A working carbon monoxide alarm,
10. The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.
11. Failure of the Permittee to meet and maintain any of the terms listed above may result in suspension of the permit

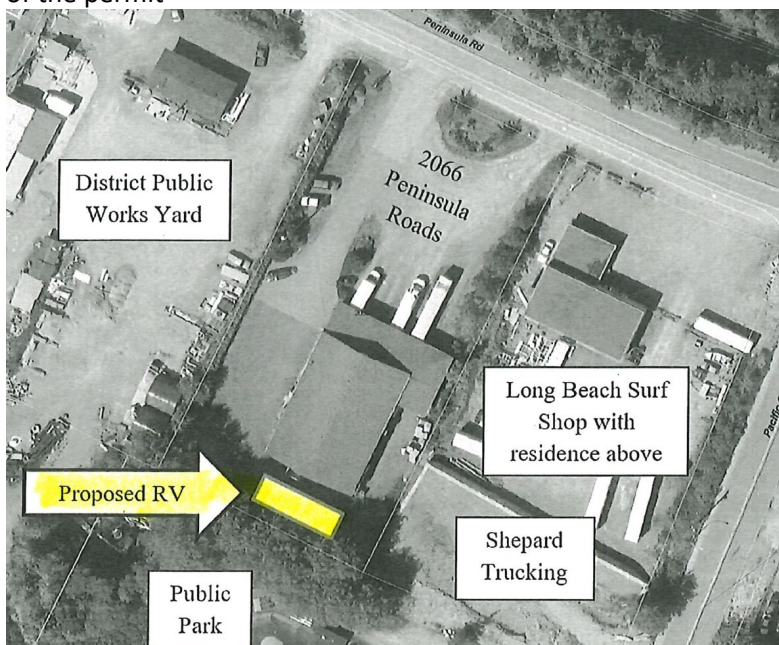


Figure 1 – Site Plan



REPORT TO COUNCIL

Council Meeting: April 26, 2022
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM:	JOHN TOWGOOD, MUNICIPAL PLANNER	FILE No: 3070-TUP22-01
SUBJECT:	TEMPORARY USE PERMIT 221 MINATO ROAD	REPORT No: 22-52
ATTACHMENT(S):	APPENDIX A – APPLICATION APPENDIX B – TEMPORARY USE PERMIT 22-01 APPENDIX C – RESTRICTIVE COVENANT CB8532151	

RECOMMENDATION(S):

That Council, subject to public comment and notwithstanding restrictive covenant CB8532151, authorize the issuance of Temporary Use Permit 22-01 to allow the storage of boats, recreational vehicles, trailers, and other mobile items in a 1.5 acre area of 221 Minato Road for a period of 1 year.

BACKGROUND:

This Temporary Use Permit (**TUP**) application was received in March 2022, for the property located at 221 Minato Road; ; Lot B, Plan VIP79908, District Lot 286&471&472&473, Clayoquot Land District (the “**subject property**”).

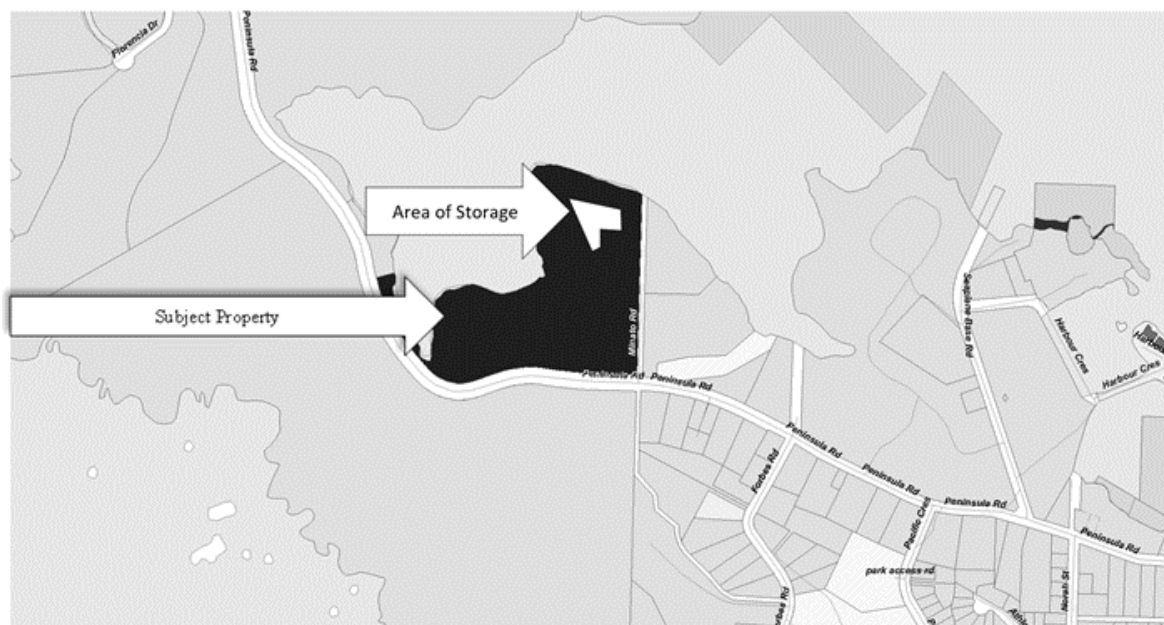


Figure 1 – Subject Property

Temporary Use Permit:

Temporary use permits may be issued for a period up to three years to allow a use of land not otherwise permitted in the District of Ucluelet’s Zoning Bylaw

Public Notice

Pursuant to section 494 of the *Local Government Act*, notification has been given for this application as follows:

- This application was advertised in the April 6, 2022, addition of the Westerly News.
- The property owners (registered on the title with BC Land Title and Survey) within 100m of the subject property have been notified by a mailout.
- Tenants in properties within 100m of the subject property have been notified by hand delivery.

Council should provide an opportunity to be heard anyone wishing to speak to the application prior to making a decision on the requested permit.

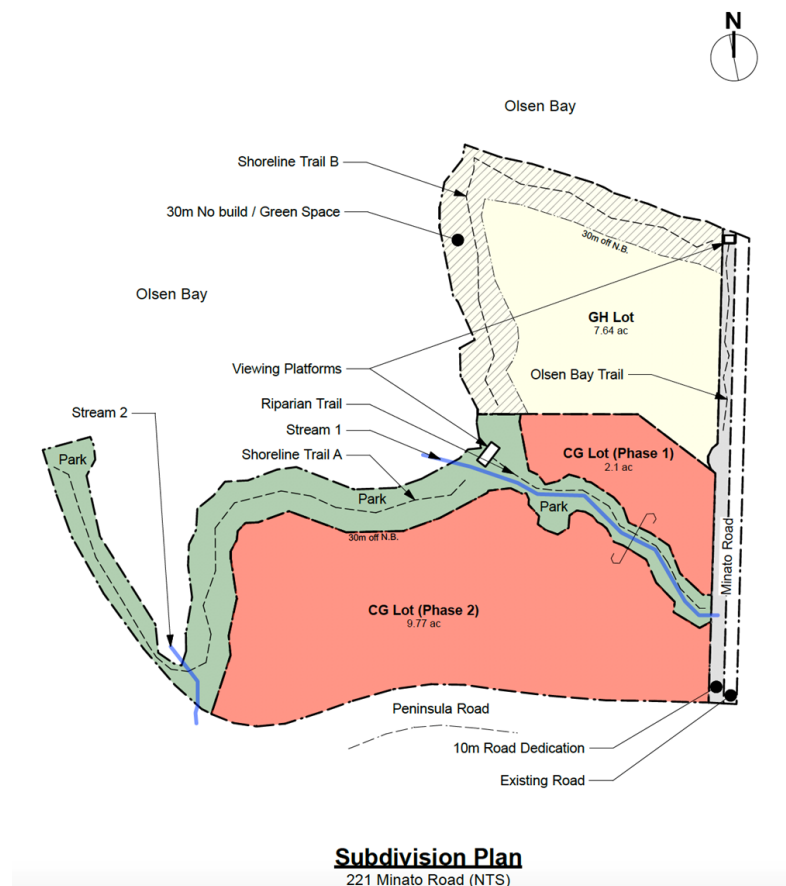


Figure 2- Proposed Subdivision Plan

Proposed Temporary Use

The applicant is requesting to use a previously cleared 1.5 acre area for the subject property for the storage of boats, recreational vehicles, trailers, and other mobile items. They have stated that they would restrict access with a gate and combination lock and the access would be from one internal driveway (see **Figure “3”**).

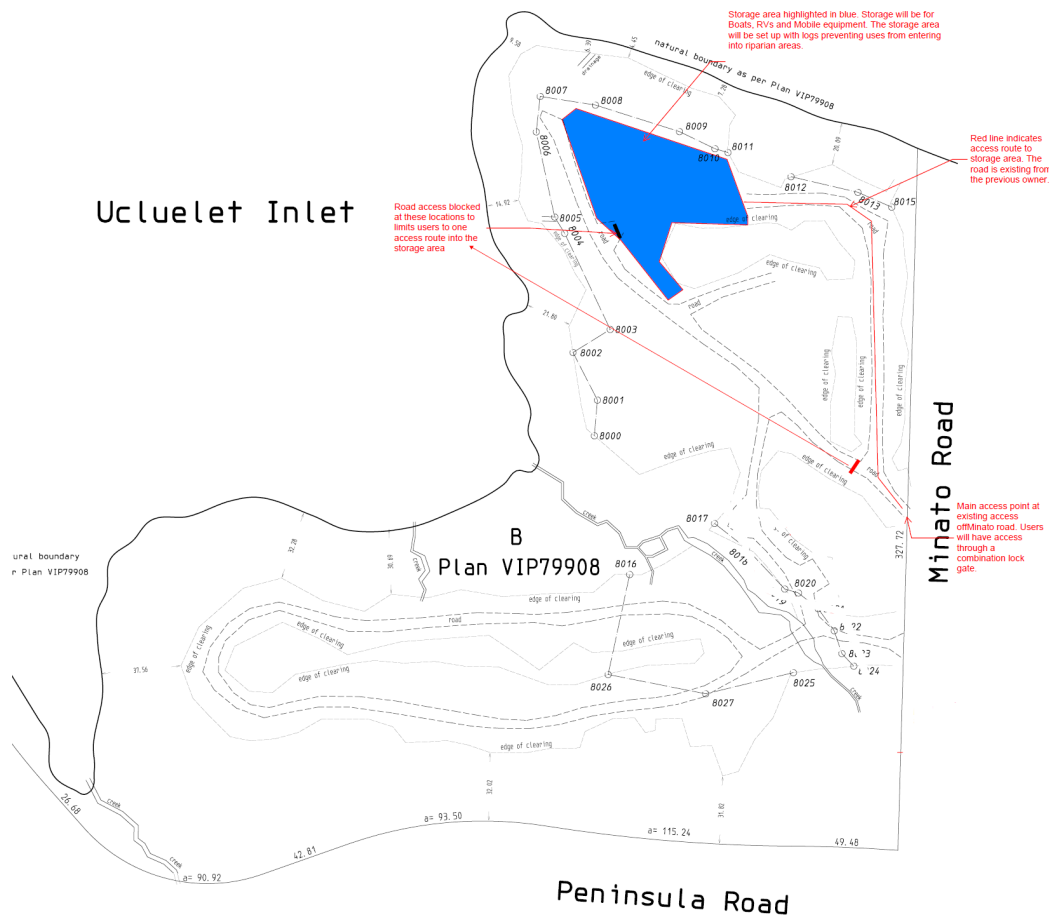


Figure 3 – Site Plan

The site would be a minimum of 30m from the Natural Boundary and out of DPA VII – “Marine Shoreline” development permit area. It should also be noted that TUP’s are exempted from form and character Development Permits.

Fire Services

Prior to the granting of the business licence, the applicant will be required to have the access and roads and general facilities reviewed by Ucluelet’s Fire Chief.

Specific TUP Terms and Conditions

- 1) No other temporary uses other than the above-mentioned uses shall be permitted including the sales of any items from the storage area.
- 2) The storage area will be confined to what is indicated in the Site Plan.
- 3) No storage of any hazardous materials or fuels are allowed.
- 4) The storage area should shed water and be on level and compacted fill.
- 5) All storm runoff to be captured and routed in such a way as not to create any environmental damage. The owner's environmental consultant is to approve any storm drainage works, as required.
- 6) Travel lanes and parking areas must be defined and wide enough for their intended use.
- 7) The Permittee must remove any unpermitted buildings and or structures on the subject property.
- 8) The Permittee must oversee the use of the Lands and their telephone and email contact shall be provided to the District and updated as required.
- 9) No person shall make, allow, or cause to be made any loud, objectionable, or unnecessary noise which may disturb the peace, quiet, rest, enjoyment, comfort, and/or convenience of the neighbourhood between the hours of 8 pm of one day and 8 am of the next day.
- 10) The Permittee, prior to a business licence being granted, must contact the Fire Department to arrange an inspection by emailing rgeddes@ucluelet.ca or calling (250) 726-7744.
- 11) The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.
- 12) Failure of the Permittee to meet and maintain any of the terms listed above may result in suspension of the permit.

Zoning and Restrictive Covenant

The subject property was comprehensively rezoned into multiple uses that include Guest House, Campground, and Public Parks to reflect a future subdivision (see **Figure "2"**). This rezoning included commitments such as park dedication and monies to build trails and viewing platforms: these commitments were protected by restrictive covenant CB8532151 which, in general terms, restricts any use of the lands until such time as all the commitments in favour of the District of Ucluelet have been fulfilled.

Council can choose to allow the proposed temporary use without insisting on completing the items provided for in the restrictive covenant. A 1-year allowance while the new owner is putting together an updated plan would seem reasonable. It should be noted that the intent of the covenant is to ensure that the community receives the commitments prior to the owner developing the land. This temporary use request is unanticipated in the restrictive covenant. Substantially delaying the provision of those commitments is not in the community's best interest, but a temporary delay due to a change in ownership and new development direction is reasonable. Therefore, a 1-year period for the TUP is recommended at this time.

ANALYSIS OF OPTIONS

A	Authorize the issuance of Temporary Use Permit 22-01	<u>Pros</u>	<ul style="list-style-type: none"> Will allow the storage of boats, recreational vehicles, trailers, and other mobile items for a period of 1 year. Allows the owner to make an income from the property while they put together a comprehensive rezoning application.
		<u>Cons</u>	<ul style="list-style-type: none"> This use was never anticipated for the proposed site and may be disruptive to the immediate neighbours.
		<u>Implications</u>	<ul style="list-style-type: none"> Approval will allow the application to proceed. Staff time will be required to process this application.
B	Provide alternative direction	<u>Pros</u>	<ul style="list-style-type: none"> Unknown at this time
		<u>Cons</u>	<ul style="list-style-type: none"> Unknown at this time
		<u>Implications</u>	<ul style="list-style-type: none"> Unknown at this time
		<u>Suggested Motion</u>	<ul style="list-style-type: none"> THAT Council, in regards to Temporary Use Permit 21-19, (<i>provide alternative direction here</i>)
C	Reject the application	<u>Pros</u>	<ul style="list-style-type: none"> Incentivizes the owner to complete their future plans and protects the community's interests.
		<u>Cons</u>	<ul style="list-style-type: none"> The owner would not make an income from the property and that lack of income may be reflected in the applicants future affordable housing contributions.
		<u>Implications</u>	<ul style="list-style-type: none"> The application would not proceed.
		<u>Suggested Motion</u>	THAT Council reject the application for Temporary Use Permit 22-01.

POLICY OR LEGISLATIVE IMPACTS:

- This application is compliant with the Local Government Act.

NEXT STEPS

- If this application is approved:
- the attached TUP will be signed by the Director of Community Planning, issued to the applicant, and then filed with the Land Title Office.
- the applicant or subsequent owners of the subject property will be required to meet all conditions of the permit and any other conditions set out by Council for the proposed development.

Respectfully submitted:

JOHN TOWGOOD, MUNICIPAL PLANNER
 BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING
 DUANE LAWRENCE, CAO



MINATO BAY

To: Whom It may concern
From: Minato Development Co, Chris Bozman
Re: 221 Minato Road Temporary use permits
Attn: District of Ucluelet Planning Department
CC: John Towgood, Bruce Greig

I am ^{21/14} writing this letter to request a temporary use permit to allow a portion of our property located at 221 Minato Rd Ucluelet BC to receive a temporary use permit to allow the storage of Boats, RVs, Trailers and other mobile items. We are requesting this permit to allow the property to generate some revenue as we are proceeding with a rezoning application for the land. As a portion of the project under the rezoning is being slated for affordable rental housing, we are trying to do all that we can to keep the carrying costs of the project as low as possible during the permitting phase of the project.

If the temporary use permit is granted, we will be partnering with Toy Box Storage who currently operates a storage facility on Forbes Road to manage the storage area of the property. As shown in the map that we have include in the application access to the storage area will be limited to a single-entry point, with no alteration to the existing street scape at the site entrance.

Should you have any questions regarding this application, or the project please feel free to reach out any time.

Sincerely

Chris Bozman

Minato Development Co. Project Manger

Site Plan of:

Lot B, District Lot 282,

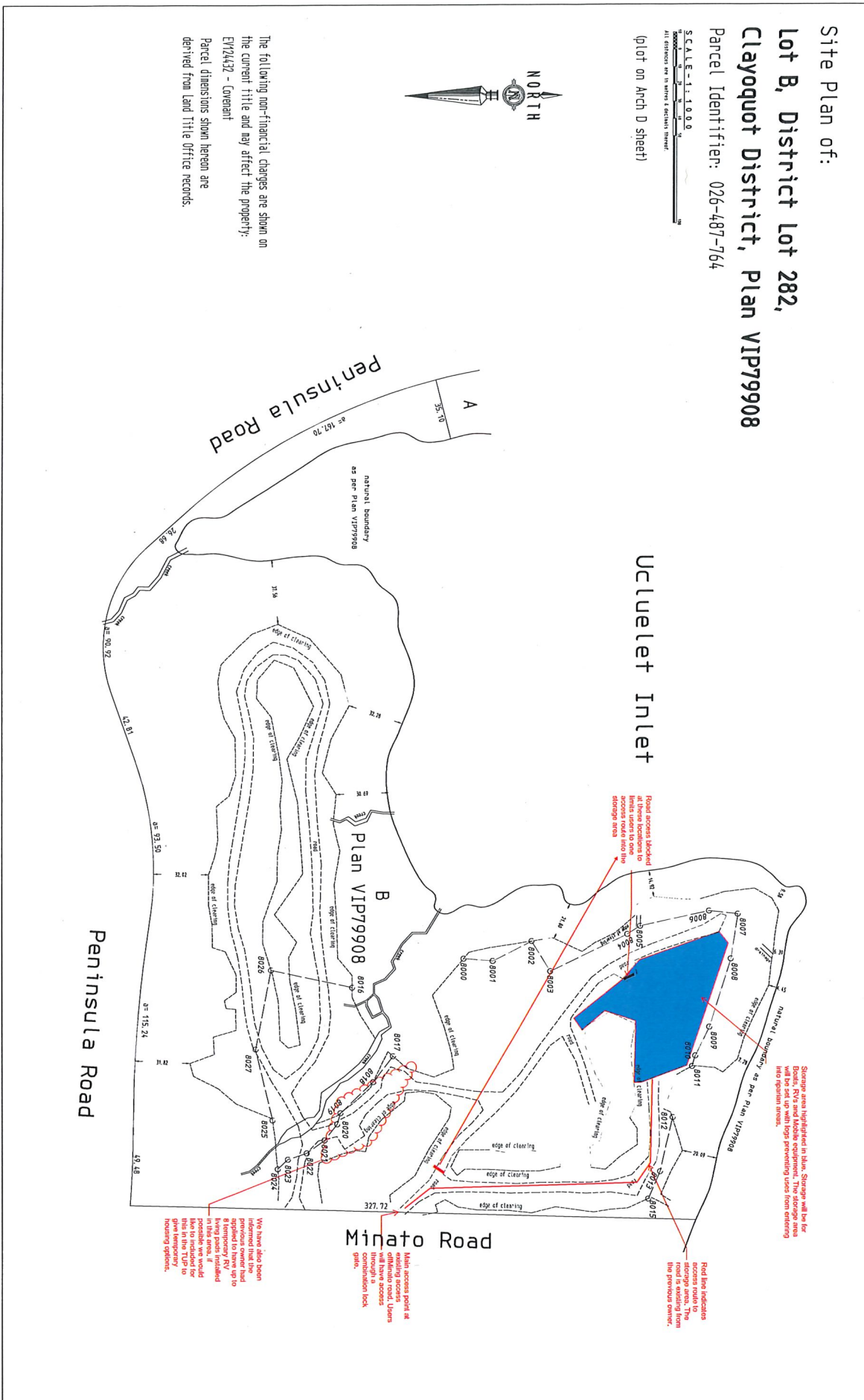
Clayoquot District, Plan VIP79908

Parcel Identifier: 026-487-764

(plot on Arch D sheet)



The following non-financial changes are shown on the current title and may affect the property:
 EY2432 - Covenant
 Parcel dimensions shown herein are derived from Land Title Office records.





TEMPORARY USE PERMIT TUP-22-01

Pursuant to section 492 to 497 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Temporary Use Permit is issued to:

MINATO DEVELOPMENT CORP., 2842 140 ST SURREY BC V4P 2H9
(the "Permittee")

2. This Temporary Use Permit applies to, and only to, those lands within the District of Ucluelet described below, and the buildings, structures, and other development thereon:

221 Minato Road; Lot B, Plan VIP79908, DL 286&471&472&473, Clayoquot Land District.
(the "Lands").

3. This Temporary Use Permit is issued subject to compliance with all bylaws of the District of Ucluelet.
4. This Temporary Use Permit does not relieve an owner or occupier from obtaining any other approvals required by any other jurisdiction, or from meeting any other applicable regulations.
5. This Temporary Use Permit authorizes the following use of the Lands, despite the regulations adopted in Ucluelet Zoning Bylaw No. 1160, 2013, as amended:

"To allow the storage of boats, recreational vehicles, trailers, and other mobile items in a 1.5 acre area (indicated in the map below) of the Lands for a period of 1 year"

6. The permit holder, as a condition of issuance of this Permit, agrees to comply with the terms and conditions of **Schedules 2**, which are attached hereto and form part of this permit.
7. The land described herein shall be used and developed strictly in accordance with the terms and conditions and provisions of this Permit.
8. If the Permittee does not substantially commence the use with respect to which this permit was issued within six months after the date it was issued, the Permit shall lapse.
9. 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.
10. This Permit is valid for a one-year period beginning from the permits date of issue.
11. This Permit is NOT a Building Permit nor is it a Development Permit.

AUTHORIZING RESOLUTION passed by the Municipal Council on the day of , 2022.

ISSUED the day of , 2022.

Bruce Greig – Director of Community Planning



Schedule 1 Required Undertaking

TO THE DISTRICT OF UCLUELET:

I (We), representing *the Lands* hereby undertake as a condition of issuance of this Temporary Use Permit to:

- a) Cease use and remove any structures built to support the temporary use from the subject property not later than 1 month after the termination date set out on the Temporary Use Permit.
- b) Abide by all conditions of the Temporary Use Permit.
- c) Provide the occupant’s contact information to the District of Ucluelet.

I(We) understand that should we not fulfill the undertakings described herein, the District of Ucluelet or its agents may enter upon *the Lands* and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the property into compliance with the District of Ucluelet bylaws, and that any securities submitted to the District pursuant to the Temporary Use Permit shall be forfeited and applied to the cost of restoration of *the Lands* as herein set out.

We further understand that in the event of a default of the conditions contained within the Temporary Use Permit, we shall forfeit the securities submitted to the District of Ucluelet.

This undertaking is attached hereto and forms part of the Temporary Use Permit.

Contact Information for the Owner/Manager

Cell: _____

Email: _____

Signatures

Owner: _____

Signature: _____

Date: _____

Owner: _____

Signature: _____

Date: _____

Witness: _____

Signature: _____

Date: _____

Schedule 2 - Terms and Conditions

1. No other temporary uses other than the above-mentioned uses shall be permitted including the sales of any items from the storage area.
2. The storage area will be confined to what is indicated in the Site Plan below.
3. No storage of any hazardous materials or fuels are allowed.
4. The storage area should shed water and be on level and compacted fill.
5. All storm runoff to be captured and routed in such a way as not to create any environmental damage. If required, the owner's environmental consultant is to approve all storm works.
6. Travel lanes and parking areas must be defined and wide enough for their intended use.
7. The Permittee must remove any unpermitted buildings and or structures on the subject property.
8. The Permittee must oversee the use of the Lands and their telephone and email contact shall be provided to the District and updated as required.
9. No person shall make, allow, or cause to be made any loud, objectionable, or unnecessary noise which may disturb the peace, quiet, rest, enjoyment, comfort, and/or convenience of the neighborhood between the hours of 8 pm of one day and 8 am of the next day.
10. The Permittee, prior to a business licence being granted, must contact the Fire Department to arrange an inspection by emailing rgeddes@ucluelet.ca or calling (250) 726-7744.
11. The municipal Bylaw Enforcement Officer may arrange for site inspection at any time, in a reasonable manner, to monitor compliance with the terms of the Temporary Use Permit.
12. Failure of the Permittee to meet and maintain any of the terms listed above may result in suspension of the permit

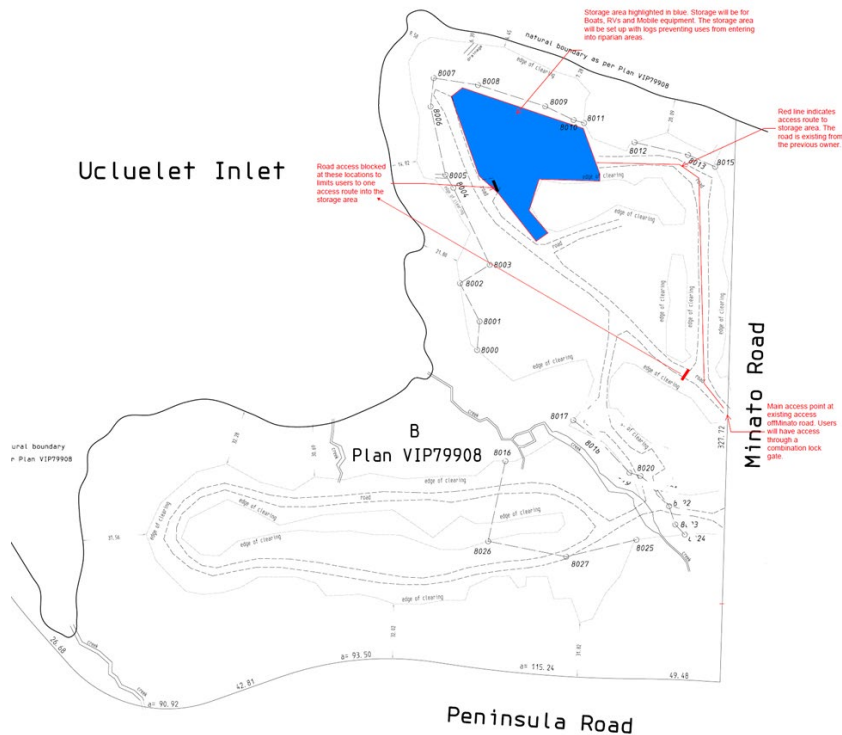


Figure 1 – Site Plan

Status: Registered

Doc #: CA8532151

RCVD: 2020-10-29 RQST: 2021-09-26 11:07:30

FORM_C_V25 (Charge)

VICTORIA LAND TITLE OFFICE

Oct-29-2020 14:12:44.001

CA8532151 CA8532152

PAGE 1 OF 13 PAGES

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

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Amy Kathryn McDowell
O'Connor GIIBN4
Digitally signed by Amy Kathryn McDowell O'Connor GIIBN4
Date: 2020.10.29 13:10:53 -07'00'

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

Amy O'Connor, Barrister & Solicitor

YOUNG ANDERSON

1616 - 808 Nelson Street

Vancouver

BC V6Z 2H2

Phone: (604) 689-7400

File: 119-173

No Subdivision Covenant

Document Fees: \$149.74

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

026-487-764

LOT B DISTRICT LOT 286 CLAYOQUOT DISTRICT PLAN VIP79908

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

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

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

(b) Express Charge Terms Annexed as Part 2

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

5. TRANSFEROR(S):

SEE SCHEDULE

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

DISTRICT OF UCLUELET

A MUNICIPAL CORPORATION

BOX 999, 200 MAIN STREET

UCLUELET

BRITISH COLUMBIA

V0R 3A0

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

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

Officer Signature(s)

Myron E. Plett

Barrister & Solicitor

Raincoast Law

P.O. Box 909

1566 Peninsula Road

Ucluelet, BC V0R 3A0

(as to both signatures)

Execution Date

Y	M	D
20	09	08

Transferor(s) Signature(s)

PIRATES BAY HOLDING COMPANY LIMITED, by its authorized signatory(ies):

Name: Rick Lim

Name:

OFFICER CERTIFICATION:

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

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Charles Blaranu
Barrister & Solicitor
#200 - 1808 Bowen Road
Nanaimo, B.C. V9S 5W4
Ph.(250) 753 2202 Fax:(250) 753 3949

Y	M	D
20	10	19
20	10	27

COASTAL COMMUNITY CREDIT UNION by its authorized signatory(ies)

Name: Derek Lewis, ABL
Regional Manager,
Commercial Services

Name: Dave Boehm, ABL
Business Relationship Manager
Nanaimo Business Centre

(as to both signatures)

Joseph Rotenberg
Commissioner for Taking Affidavits in British Columbia
Deputy Corporate Officer
District of Ucluelet
200 Main St., PO Box 999
Ucluelet, B.C. V0R 3A0

DISTRICT OF UCLUELET by its authorized signatory(ies):

Name: Mayco Neol

Name: Mark Boysen

(as to both signatures)

OFFICER CERTIFICATION:

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

FORM_E_V25

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 3 OF 13 PAGES

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

s. 219

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Priority Agreement

Granting the Covenant herein priority over
Mortgage CA5148927 and Assignment of Rents
CA5148928

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

FORM_E_V25

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 4 OF 13 PAGES

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

5. TRANSFEROR(S):

PIRATES BAY HOLDING COMPANY LIMITED, INC. NO. BC1068513 (as to covenant)

COASTAL COMMUNITY CREDIT UNION, INC. NO. FI 114 (as to priority)

TERMS OF INSTRUMENT – PART 2

COVENANT (Section 219 *Land Title Act*)

THIS COVENANT dated for reference the ____ day of _____, 2020 is

BETWEEN:

PIRATES BAY HOLDING COMPANY LIMITED, INC. NO. BC1068513

PO Box 286
Ucluelet BC V0R 3A0

(the "Grantor")

AND:

DISTRICT OF UCLUELET

Box 999
200 Main Street
Ucluelet BC V0R 3A0

(the "District")

WHEREAS:

A. The Grantor is the registered owner of land located at 221 Minato Road in Ucluelet, British Columbia and more particularly described as:

PID: 026-487-764
Lot B District Lot 286 Clayoquot District Plan V1P79908

(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 for a rezoning of the Land to permit the development of a campground and guest houses on the Land, and in connection with the Grantor's application for rezoning the Grantor has offered grant this Covenant to the District;

- D. The Grantor wishes to grant this Covenant to the District to confirm it will not subdivide or develop the Land except generally in accordance with the development plan prepared in conjunction with the Grantor's rezoning application and presented to the District Council and the public in connection with the application;

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:

Definitions

1. In this Covenant:

- (a) "Campground Parcel" means the area of the Land labelled "CG Lot (Phase 1)" and CG Lot (Phase 2)" on the Subdivision Plan;
- (b) "Guest House Parcel" means the area of the Land labelled "GH Lot" on the Subdivision Plan;
- (c) "Long-Term Camping" means the area of the Land lying between the Park and Minato Road labelled "CG Lot (Phase 1)" on the Subdivision Plan;
- (d) "Olsen Bay Trail" means the trail running from the terminus of the paved portion of Minato Road to Olsen Bay labelled "Olsen Bay Trail" on the Subdivision Plan;
- (e) "Park" means the area of the Land labelled "Park" on the Subdivision Plan, generally within 30m of Olsen Bay and within 10m either side of Stream 1;
- (f) "Riparian Trail" means the pedestrian trail proposed to be constructed in the Park, parallel to Stream 1 from Minato Road to the foreshore of Olsen Bay, labelled as "Riparian Trail" on the Subdivision Plan;
- (g) "Shoreline Trail A" means the pedestrian trail proposed to be constructed in the area labelled "Park" adjacent to the foreshore labelled as "Shoreline Trail A" on the Subdivision Plan;
- (h) "Shoreline Trail B" means the pedestrian trail proposed to be constructed in the area labelled GH Lot adjacent to the foreshore labelled as "Shoreline Trail B" on the Subdivision Plan;
- (i) "Shoreline Green Space" means the area of the land extending 30m inland from the natural boundary of Olsen Bay along the entire shore of the Guest House Parcel, labelled "30m No Build / Green Space" on the Subdivision Plan;
- (j) "Short-Term Camping" means the area of the Land lying between the Park and Peninsula Road labelled as CG Lot (Phase 2) on the Subdivision Plan;
- (k) "Subdivision Plan" means the proposed plan for the subdivision of the Land shown in the drawing / sketch plan attached to this Agreement as Schedule A;

- (i) "Viewing Platforms" means two viewing platforms to be constructed adjacent to the natural boundary of Olson Bay in the general locations labelled as "Viewing Platforms" on the Subdivision Plan.

Restriction on Use, Subdivision and Development of the Land

2. The Grantor will not alter, develop or otherwise use the Land for any purpose, other than passive recreation or the carrying out of survey work in preparation for subdivision, and without limiting the foregoing, will not construct or place any building or structures on the Land, until and unless the Grantor has subdivided the Land in accordance with this Agreement.
3. The Grantor will not subdivide the Land unless:
 - (a) the subdivision creates parcels having boundaries substantially in accordance with the Subdivision Plan;
 - (b) the Grantor dedicates the area labelled "Park" to the District, as park;
 - (c) the Grantor pays to the District \$10,000 towards the construction of 2 Viewing Platforms, fencing, and signage;
 - (d) the Grantor pays to the District \$50,000 towards the construction of pedestrian trails in the Park;
 - (e) concurrent with the deposit of a plan to subdivide the Land as authorized by subsection 3(a), the Grantor registers as a charge against the title to the Guest House Parcel a covenant:
 - (i) prohibiting the removal of trees and vegetation from the Shoreline Green Space area restricting the use of the Shoreline Green Space area to passive recreation, and restricting development within the Shoreline Green Space area to one non-permanent structure having a floor area no greater than 10 m²;
 - (ii) prohibiting any further subdivision of the Guest House Parcel unless the Owner dedicates the Shoreline Green Space area to the District as park, and pays to the District 100% of the cost of constructing the Shoreline Trail B.
 - (f) concurrent with the deposit of a plan to subdivide the Land as authorized by subsection 3(a), the Grantor registers as a charge against the title to the Campground Parcel a covenant prohibiting the construction, development or use

Page 8

of any Short-Term Camping spaces or facilities on the Land before the construction of the Shoreline Trail A is complete.

Discharge

4. The District agrees that if the Grantor:

- (a) Subdivides the Land in accordance with section 3 and delivers to the District a registrable discharge of this Covenant, the District will execute the discharge, and return the executed discharge to the Grantor, and the Grantor may apply to register it in the Victoria 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 for the purpose of ascertaining 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

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Page 10

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.

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.

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

16. This Covenant binds the parties to it and their respective corporate successors, heirs, executors, administrators and personal representatives.

Joint and Several

17. 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 of the obligations of the Grantor under this Covenant.

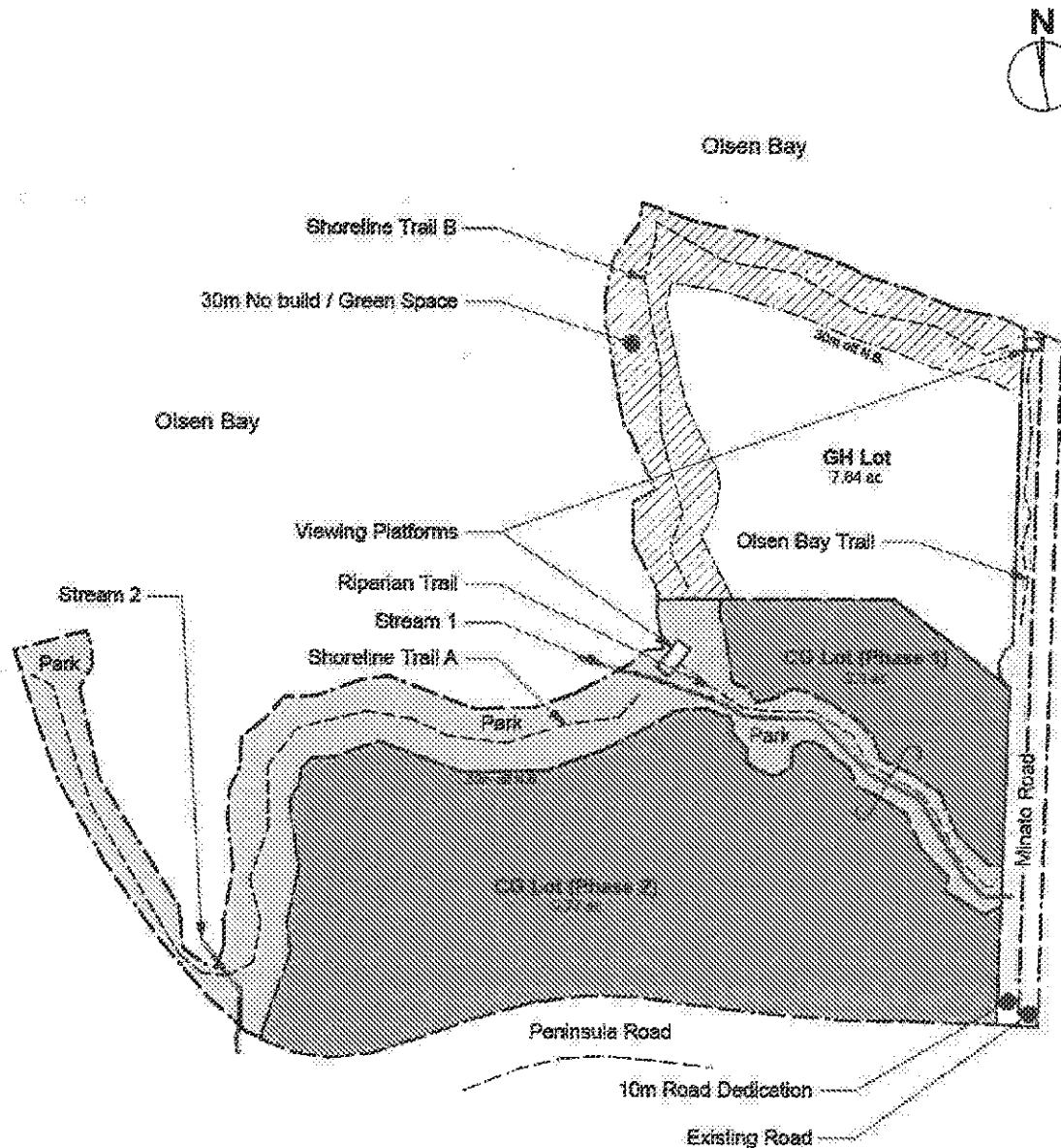
Further Acts

18. 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.

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Schedule A – Subdivision Plan



Subdivision Plan
221 Minato Road (NTS)

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PRIORITY AGREEMENT

This Priority Agreement is between Coastal Community Credit Union (the "Prior Chargeholder"), being the registered owner and holder of Mortgage No. CA5148927 and Assignment of Rents No. CA5148928 (the "Prior Charges"), and the District of Ucluelet, being the registered owner and holder of the covenant under section 219 of the *Land Title Act* (British Columbia) to which this Priority Agreement is attached (the "Subsequent Charge").

In consideration of the sum of ten dollars (\$10.00) now paid to the Prior Chargeholder and other good and valuable consideration, the receipt and sufficiency of which the Prior Chargeholder acknowledges, the Prior Chargeholder hereby approves of and consents to the granting of the Subsequent Charge and hereby postpones all of the Prior Chargeholder's rights under the Prior Charge to the rights of the Municipality under the Subsequent Charge in the same manner and to the same extent as if the Prior Charge had been registered immediately after the Subsequent Charge.

As evidence of its agreement to be bound by this Priority Agreement, the Prior Chargeholder has executed the General Instrument – Part 1 (*Land Title Act - Form C*) attached to and forming part of this Priority Agreement.

END OF DOCUMENT

From: [Geoff Lyons](#)
To: [Paula Mason](#); [Duane Lawrence](#)
Cc: [Terry Smith \(Societies: Barkley Community Forest Board\)](#); [Ken Matthews](#)
Subject: Motion from the Barkley Community Forest Corporation - for District of Ucluelet support towards a UBCM Motion to support the Provincial Government's retention of Tabular Stumpage Rates.
Date: April 7, 2022 11:27:15 AM
Attachments: [2022 Backgrounder UBCM Pricing Resolution.pdf](#)
[2022 UBCM Pricing Resolution.pdf](#)
[BCFC Reg meeting draft minutes - Elelctronic Motion to have the DofU support a UBCM Motion to retain Tabular Stumpage Rates 04-2022.doc](#)

[External]

Hello Paula & Duane,

The Barkley Community Forest Corp (BCFC) have passed a motion to submit the attached documentation from the BC Community Forest Association asking all Municipalities with Community Forest's (CF's) to support the inclusion of a Motion at the UBCM, to request the Provincial Government "retain Tabular Stumpage Rates in the CF's".

If the District of Ucluelet would endorse the motion to submit this request through UBCM, that would go a long way towards supporting the fact that CF's, by their very nature, need assistance to remain a necessary and viable business, and that Tabular Stumpage Rates have been one of the main reasons for their success.

While I believe that the background is self explanatory, I or one of the BCFC's Board Members would be more than happy to attend a Council Meeting to explain the details behind this request.

Thank you for forwarding this to Mayor & Council, and, I assume, adding it to the Council next Meeting Agenda.

Regards,

Geoff Lyons
 For, and on behalf of, the BCFC.
 250-266-2121

From: Susan Mulkey <smulkey@bccfa.ca>
Sent: Monday, March 28, 2022 7:59:33 AM
To: Terry Smith (Barkley Community Forest) <chair@barkleyforest.ca>
Subject: Local Government Tab Rate Resolution for UBCM - We need your help
Local Government Tab Rate Resolution for UBCM - We need your help

Critical to the continued success of the community forest program is the recognition of the unique responsibilities and mandate given to us by government, and the policies that are needed to support them. These policies include tabular stumpage rates.

We are circulating a resolution that seeks the support of the Union of BC Municipalities (UBCM) for keeping the current rates in place. The UBCM process requires local governments to champion the

resolution. We are asking as many members as possible to get it to their local government (mayor and CAO, city manager, regional district chair, or First Nation council, whichever applies) to pass the resolution and to move it through the proper channels to UBCM before the deadline.

Action by your local government on the resolution must happen ASAP, and no later than April. There is a timeline for getting items added to an agenda at local government meetings. One regional district, for example, meets once a month and they have an agenda cut off 10 days ahead of their meeting.

The backgrounder is intended to serve as the talking points for you and your local government on why the resolution should be supported. The backgrounder can also be circulated to colleagues in other areas and to the press prior to UBCM once your own council or region has endorsed it.

The deadline for the resolution to be submitted to UBCM is June 30th.

With thanks,
Susan

Susan Mulkey
BC Community Forest Association
Manager of Communication and Extension
250 353 1477
smulkey@bccfa.ca
www.bccfa.ca

You're receiving this message because you're a member of the Board group from Barkley Community Forest Corporation. To take part in this conversation, reply all to this message.

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Regular BCFC Board Meeting Minutes March 16, 2022

Regular BCFC Board Meeting Minutes April 6th, 2022

Meeting held by email (emergency motion required)

Ucluelet, BC

Remote Attendance: Terry, Ken, Gary, Julian, Noah, Geoff

Notes: Geoff

1) Agenda

Emergency Email Meeting to approve request from BCCFA regarding Tabular Rates – UBCM Motion.

2) **Motion for District of Ucluelet to approve the submission of a request to the UBCM for a motion to ask the Province of BC to retain Tabular Stumpage Rates.**

Following an email distribution, the following motion by the BCFC was presented to the Board;-

“Moved by Geoff Lyons, seconded by Ken Matthews that the BCFC Board request the District of Ucluelet to pursue the introduction of a Motion by the UBCM to support a request that the BC Province retain Tabular Stumpage Rates for all Community Forests”

Motion carried (by email affirmation)

Backgrounder for the 2022 UBCM Resolution - Pricing Policy for Community Forests

Background

- There are 60 operating community forest agreements in BC.
- Community forests in BC reflect the ecological and cultural diversity of our province. They exist in many types of forests and terrain. They range in size from 361 to 184,682 hectares, with an annual harvest from 860 m³ to 194,226 m³. The average annual harvest is 36,931 m³/year.
- Collectively, over 100 Indigenous and rural communities are involved in community forestry in BC. Half of the operating community forests are held by First Nations or a partnership between an Indigenous and non-Indigenous community.
- The ability of community forests to generate direct benefits to the Indigenous and rural communities that they serve is critical to developing and maintaining local support for forest management activities. These benefits include financial contributions to local communities, as well as local jobs, enhanced forest stewardship, and wildfire risk reduction.
- Community forests work under the same rules as the rest of the forest industry in BC. They are governed by the Forest Act and the Forest and Range Practices Act, and all other applicable statutes and regulations. They pay stumpage (fees paid for harvesting timber from Crown land in BC) based on a tabular rate system that recognizes the 8 Community Forest Program goals established by the Province and the unique conditions under which they operate. Community forests sell their harvested timber on the open market and are dependent on the mills providing a fair price for their timber.
- Community forest agreements on the Coast pay stumpage rates based on Table 7.2 of the Coast Appraisal Manual. In the Interior, they pay stumpage rates according to table 6.2 of the Interior Appraisal Manual. These tabular rates account for the added costs and objectives involved in the management of community forests and provide simplified administration and flexibility that enables innovative forest management that is responsive to community needs and priorities.

- Through the tabular rate stumpage system established for community forests in 2006, they are able to undertake the type of innovative forest management and environmental stewardship that the public is asking for and that the Province has articulated for the future of BC, while also creating good local jobs and supplying logs to a diversity of manufacturers.

In June 2021, the BC government released [Modernizing Forest Policy in British Columbia: Setting the Intention and Leading the Forest Sector Transition \(Intentions Paper\)](#).

A new policy direction captured in the Intentions Paper has brought concern to operating community forests, namely the intention to revise area-based tenure specific pricing policy to harmonize the rate structures of CFAs, Woodlot Licences and First Nations Woodlands licences.

The Intentions Paper states:

“Revising area-based tenure-specific pricing policy:

Currently there is a disparity between stumpage rates applied to Woodlot Licences (WLs), Community Forest Agreements (CFAs), and First Nation Woodland Licences (FNWLs) issued to Indigenous communities. We will harmonize the rate structures, consistent with our market-based pricing system, while being mindful that smaller tenure ownership is impacted by economies of scale.”

The British Columbia Community Forest Association (BCCFA) has been working on pricing policy since 2004 with the provincial government. We were successful in 2006 to secure the tabular rate structure that we work under today. Paramount to the continued success of the community forest program is the recognition of the unique responsibilities and mandate given to community forest agreement holders by government, and the policies that are needed to support them. These policies include the necessity of a pricing system that acknowledges the unique role of community forests and reflects the full costs of operating them. The tabular stumpage rates have achieved this for community forests.

We are fully aware that the current pricing policy of revenue sharing applied to First Nations woodlands licences is inadequate and provides little to no incentive for First Nations to participate in the program. They have long asked for the same pricing arrangement as community forests and woodlot licences, but the Ministry has not supported this change. We recommend the province develop a solution for First Nations Woodlands licences that does not negatively impact community forests.

Community forests across BC are asking local governments through the UBCM resolution process to endorse the maintenance of the tabular stumpage rates for community forests with the provincial government.

**2022 UBCM Resolution submitted by the (Insert name of the local government here)
Pricing Policy for Community Forests**

WHEREAS

The tabular stumpage rate system that currently applies to community forest agreements provides the means through which community forests innovate, operate in contentious areas, invest in long-term forest stewardship and provide jobs and other benefits to their communities;

AND WHEREAS

The ability of community forests to innovate and invest in community priorities including climate change adaptation, wildfire risk reduction, ecosystem restoration, old growth management, recreational infrastructure development, and community economic development relies upon the current stumpage rates;

AND WHEREAS

Any change in the current tabular stumpage policy that results in an increased stumpage rates and additional administrative burden for community forest tenures will greatly reduce and undermine the capacity of community forests to provide key socio-economic benefits to the communities that they support. The tabular stumpage policy enables community forest agreement holders to implement modernized forest policies and to meet the full range of community objectives while operating viable businesses.

THEREFORE BE IT RESOLVED that the Province of British Columbia maintain the tabular rate structure for community forest agreements.



City of Fort St. John
 10631 100 Street | Fort St. John, BC | V1J 3Z5
 250 787 8150 City Hall
 250 787 8181 Facsimile

April 7, 2022

File # 0400-20

Via email: EDUC.Minister@gov.bc.ca

Ministry of Education and Child Care
 PO Box 9045 Stn Prov Govt
 Victoria, BC V8W 9E2

Dear Minister Whiteside:

Re: Extended Hour Child Care for Shift Workers

At the March 28, 2022 Regular Council Meeting, the City of Fort St. John Council passed the following resolution:

"WHEREAS, provisions in the Community Care and Assisted Living Act - Child Care Licensing Regulation state that a licensee must not provide care for more than 13 hours each day to each child;

AND WHEREAS, there is a need for extended shift workers to access child care beyond the current 13 hours per day per child;

THEREFORE, be it resolved that NCLGA and UBCM lobby the Provincial Government to amend the Child Care Licensing Regulation to accommodate extended hour child care to support shift workers and their families.

AND THAT, the resolution also be sent to the Ministry of Education, MLA Dan Davies, and copied to all UBCM member municipalities."

Northern Health, YMCA of Northern BC and School District 60 have partnered to pilot an extended care and learning centre in our community. The 13-hour day of care per child limitation places an additional stress on the licensee to meet that metric when the target population for the pilot program consists of the extended work day healthcare shift worker.

With the limited extended hour child care options for families of shift workers we ask for an amendment to the Child Care Licensing Regulation to accommodate a variety of work schedules.

....2

Sincerely,



Bonnie McCue
Corporate Officer

cc MLA Dan Davies, Peace River North
Dan.Davies.MLA@leg.bc.ca
Union of BC Municipalities

Thank you.

From: Rich Parlee <rich.parlee@gmail.com>

Sent: April 9, 2022 11:34 AM

To: Info Ucluelet <info@ucluelet.ca>

Subject: Peninsula Rd. Renovations

[External]

Attention Mayor and Council,

1. To repeat a common sentiment, please confer FULLY with your citizens before any changes to the traffic flow and parking. It is our town and we want to participate fully in its development. Yes it is a slow process but it is DUE process and your citizens correctly expect it.

2. My general suggestions for Peninsula Rd are as follows.

- a. From the Image West area on through to the School zones, slow the traffic speed to 30kph and enforce it strictly.
- b. "Steal" a couple of extra feet from the boulevard, maximize the width on the water side and LEAVE A TWO WAY TRAFFIC FLOW.

3. As I have previously requested, beautify the Village Green but please DO NOT eliminate so drastically the parking there.

Respectfully,

Rich Parlee

From: [Ftaylor Ftaylor](#)
To: [Info Ucluelet](#)
Subject: Boardwalk
Date: April 6, 2022 6:50:37 PM

[External]

Hello, Ucluelet

By way of preamble, I have been coming to Ucluelet since I was born in 1969. I now bring my family and have done so for the last 8 years. We always stay at the Waters Edge. We prefer to walk into town to the coop, big beach or out to Amphitrite. The nearby camp ground has done a good job over the years closing off any openings for scofflaws from walking through their property (understandable). Does the municipality have the ability to build a boardwalk that would allow people to walk between the Waters Edge and Peninsula Road, maybe bring it out by the Tourism sign on Seaplane base road. Such a pathway might discourage people from driving into town a lot of the time.

Sincerely,

Forston Tylor

North Vancouver

Paula Mason

From: Info Ucluelet
Sent: April 19, 2022 8:26 AM
To: Management Group; Council
Subject: FW: Peninsula Update Worries and Suggestions

Good Morning,

For your review:

From: Courtney Johnson <flyingwaterbird@icloud.com>
Sent: April 19, 2022 7:31 AM
To: James Macintosh <jmacintosh@ucluelet.ca>; Info Ucluelet <info@ucluelet.ca>; Mayco Noël <mnoel@ucluelet.ca>
Subject: Peninsula Update Worries and Suggestions

[External]

To James Macintosh and Ucluelet Mayor and Council,

I'm writing in regards to the upgrade on Peninsula Road.

Our business is Image West Gallery and resides at 1932 Peninsula Road.

I do believe there are a lot of good work in this plan, but I also have the following concerns, questions, and positive suggestions:

1. First and foremost! The current plans seem to indicate that we are losing all parking across the street. This is where half of our customers park on a daily basis. It is realistic to assume that if this plan moves forward we will lose up to half of our business. This is a potential loss that would likely force us to permanently close. Please do not let that happen.
1. I'm also curious if we will lose our green space in front of our business (and further along Peninsula Road). Is this accurate? If so, I don't understand why this should happen. In the winter, there is a lot of dirt and dust that is not cleaned until the spring, which would not be safe for a bike path. Why do this if our ongoing budget would not allow it to be properly maintained? Would we also be losing trees along peninsula road? If so, this feels counterintuitive. Why tear down the existing beauty with the idea of creating something beautiful?
1. We are one of the biggest fishing ports on western Canada. Our busy street's see fish trucks throughout the year, and our roads are congested. There are also delivery trucks, motor homes and tourist traffic, boat trailers, and emergency vehicles. My fear is two bike paths would only add to this confusion and could be dangerous.

Please know, I AM IN FAVOUR of a bike path. (I have nearly been hit by cyclists riding on sidewalks on countless occasions), but perhaps someone can explain to me why a bike path needs to be on both sides of the road, all the way through town, on a road that is considered a highway.

I would like to suggest that the bike path be on one side of the street only, across from my store and parking remain on BOTH SIDES of the street. (My reasoning for putting the bike path across the street from my store is because it can be a

danger to pedestrians to have it on the same side of the street as the store, especially if the sidewalk is moved back and there are busy shoppers.)

I would also like to suggest a crosswalk with lights on Peninsula and Larch as this is an intersection and pedestrian safety is paramount. A lot of people don't realize this, but the current cause crosswalk at the Canadian Princess is often missed by traffic. (I've personally witnessed local traffic and even police officers drive through it as people are crossing). It's an 'awkward crosswalk' because it isn't technically an intersection and no one expects it to be there. I'm not suggesting it be removed, but a crosswalk at Peninsula and Larch would be ideal.

Thank you for hearing my concerns and I would like to discuss this matter further. Image West Gallery has been part of the community for 35 years and has survived a lot, including the pandemic. We wish to continue to remain here and are frankly very fearful that we will not be able to do so if we lose our customer parking.

Please do not do that to us.

Respectfully,

Courtney Johnson and Barry Edge
250-266-2077

(Ps, I have included pictures of where I think a crosswalk would be beneficial, and well as where our parking needs to remain).

Peninsula Update



Please Keep! :)

Plus de
Hors Paving
Too!







INFORMATION REPORT

Council Meeting: April 26, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: RZ22-0X

SUBJECT: PRELIMINARY APPLICATION – “MINATO BAY” HOUSING DEVELOPMENT

REPORT NO: 22- 58

ATTACHMENT(S): APPENDIX A – PRELIMINARY APPLICATION MATERIALS

PURPOSE

This report is to introduce Council and the community to a current development proposal for new housing 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 and is being introduced to make Council and the community aware of the application. Council may invite the proponent to briefly introduce themselves and their approach to this development.

NEXT STEPS

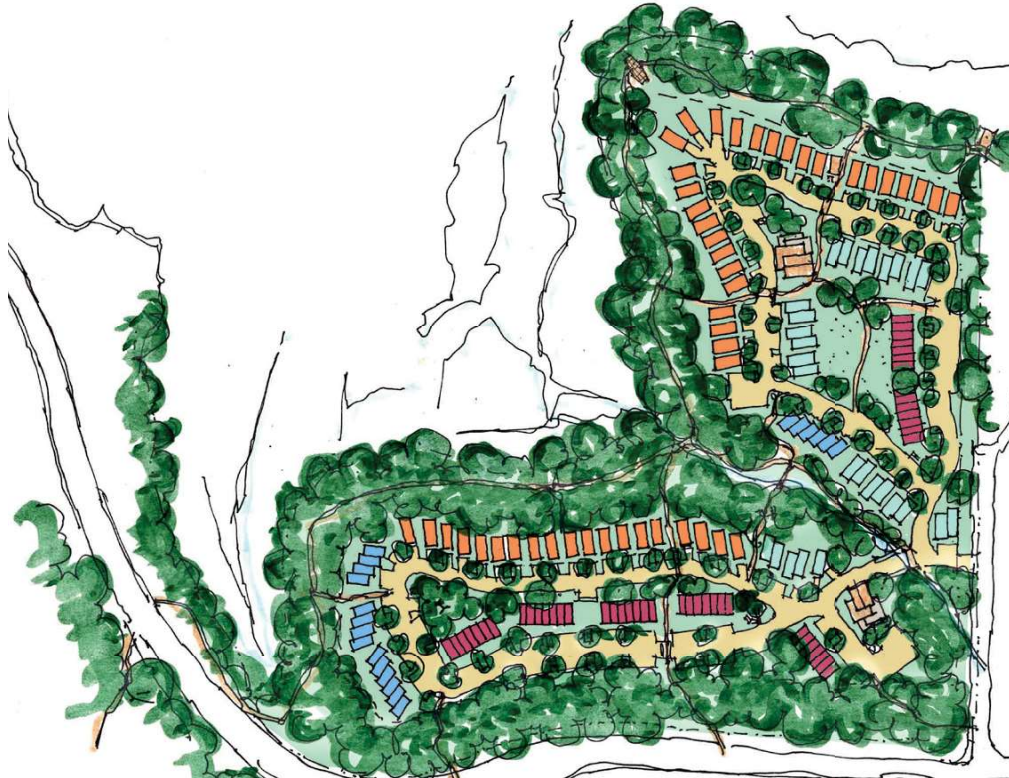
It is proposed that the applicant advertise and hold an afternoon / early evening Public Information Meeting at the UCC in the coming weeks – tentatively mid-May.

Staff propose to schedule a Committee-of-the-Whole (**CoW**) meeting for the same day, immediately following the Public Information Meeting, to enable initial public comment and questions on the application. This would provide an opportunity for early public input to inform the developer and next steps in the rezoning / development permit / subdivision process for this development.

A staff report with initial review comments covering issues of land use, affordability, access, servicing, environmental features, etc. would be provided for the CoW meeting.

Respectfully submitted: Bruce Greig, Director of Community Planning
Duane Lawrence, CAO

Appendix A



SITE PLAN

221 Minato Road

UCLUELET, BRITISH COLUMBIA.

Revised Rezoning Application

ISSUED FOR REZONING
MARCH 22, 2022



MINATO BAY



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)

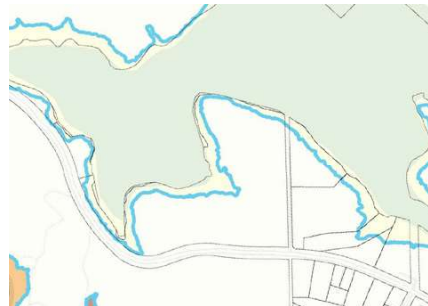
OCP LAND USE SUGGESTS SINGLE FAMILY AND MULTIFAMILY ON THE SITE.



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

FLOOD CONSTRUCTION LEVEL ONLY OCCURS IN 30M SHORELINE SETBACK



- Flood Construction Level (CGVD 2013, m)
- 4.0 - 6.0
 - 6.0 - 8.0
 - 8.0 - 10.0
 - 10.0 - 12.0
 - 12.0 +
 - Flood Hazard Boundary



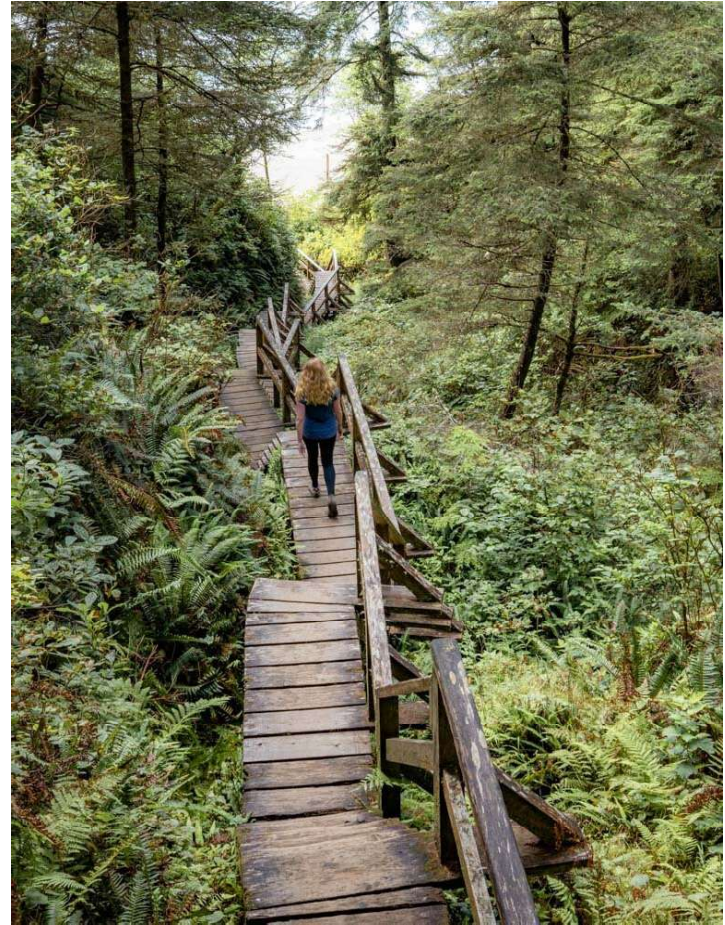
SATELLITE VIEW OF CONTEXT AROUND SITE

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)			



MINATO BAY

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.

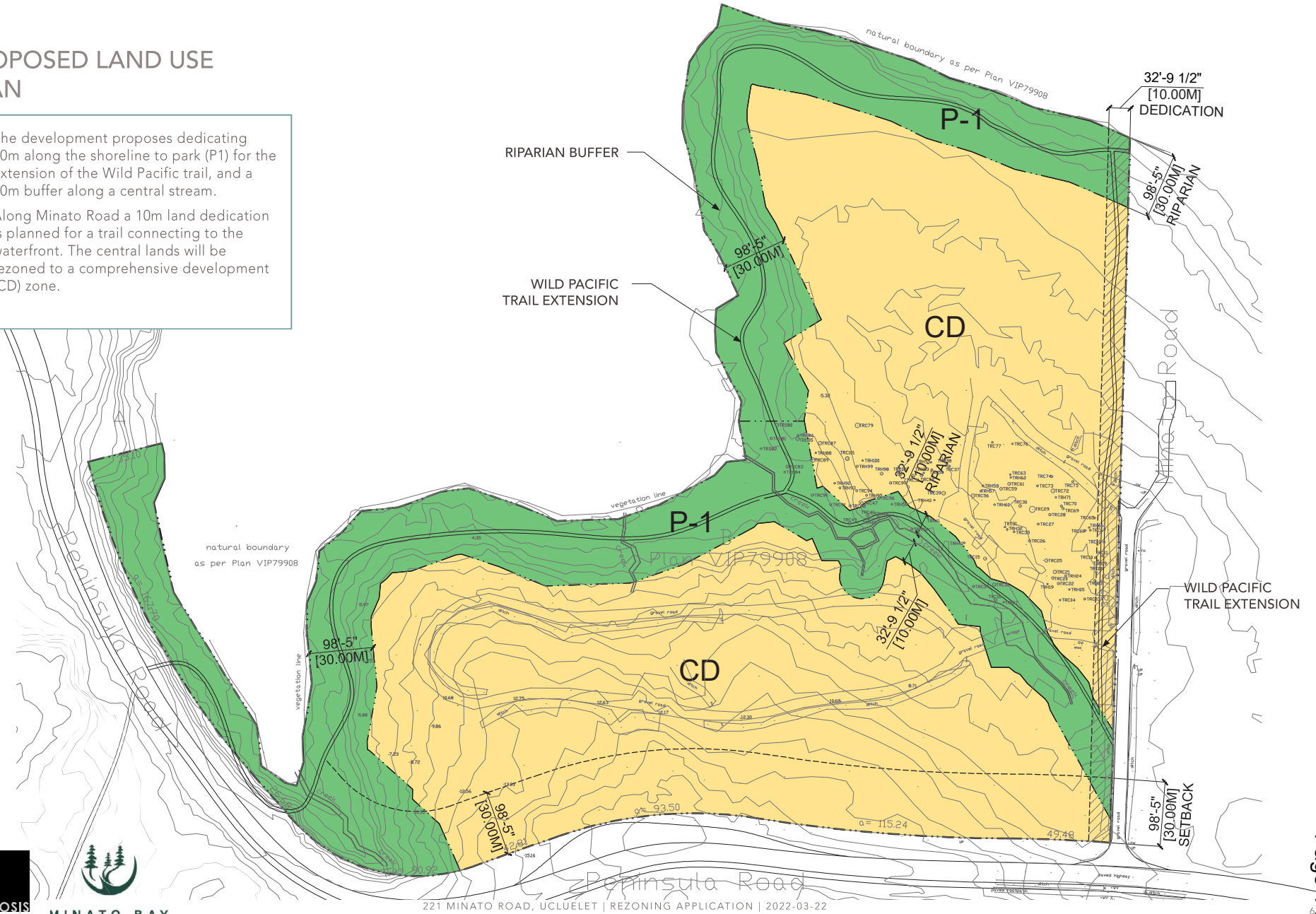
Our intent to produce attainable housing is sincere and something that all owners of the project are committed too. However, without clear guidelines and requirements set out by the District of Ucluelet it is very hard for us to be able to provide clear numbers and metrics currently. We all hope that 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.



MINATO BAY

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



MINATO BAY

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.

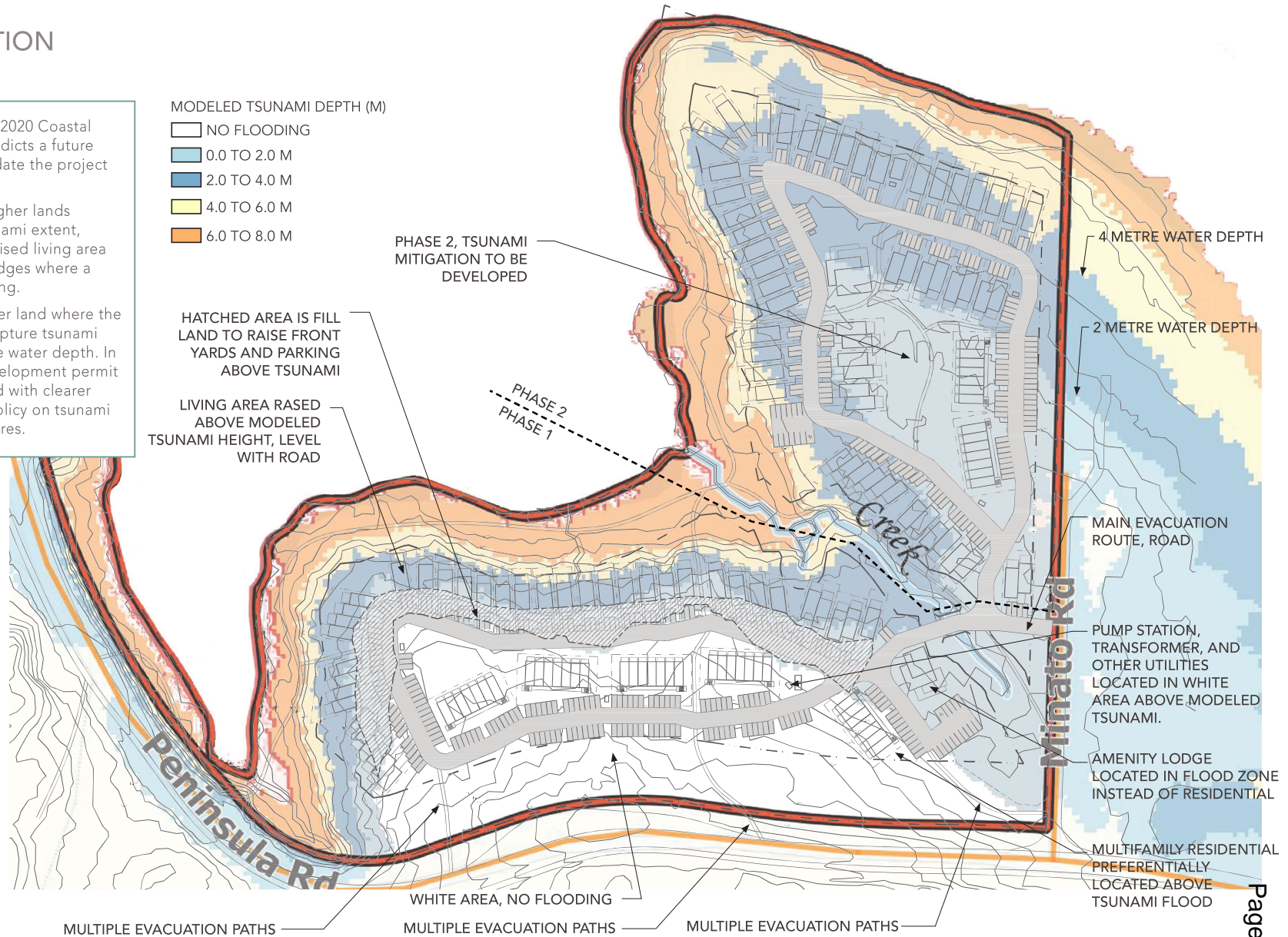


TSUNAMI MITIGATION

- 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.

MODELED TSUNAMI DEPTH (M)

- NO FLOODING
- 0.0 TO 2.0 M
- 2.0 TO 4.0 M
- 4.0 TO 6.0 M
- 6.0 TO 8.0 M



MINATO BAY

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



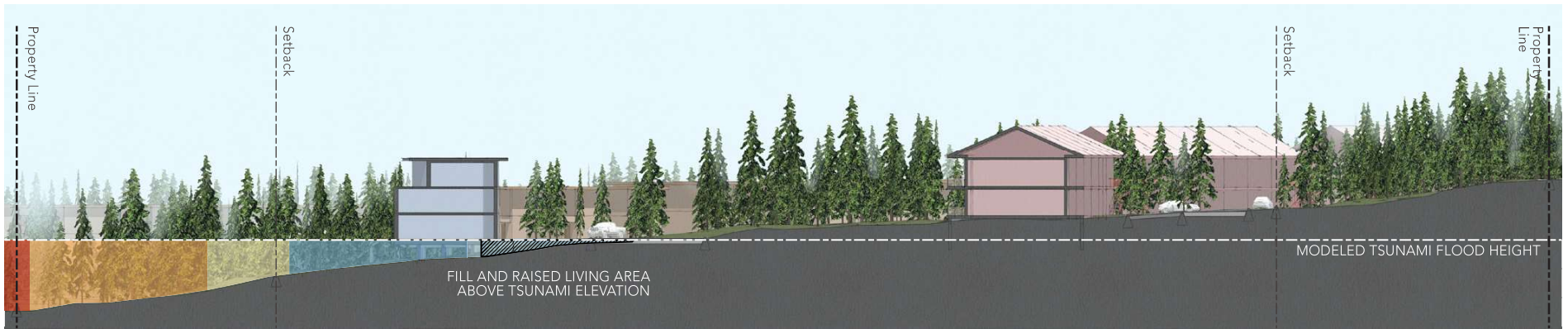
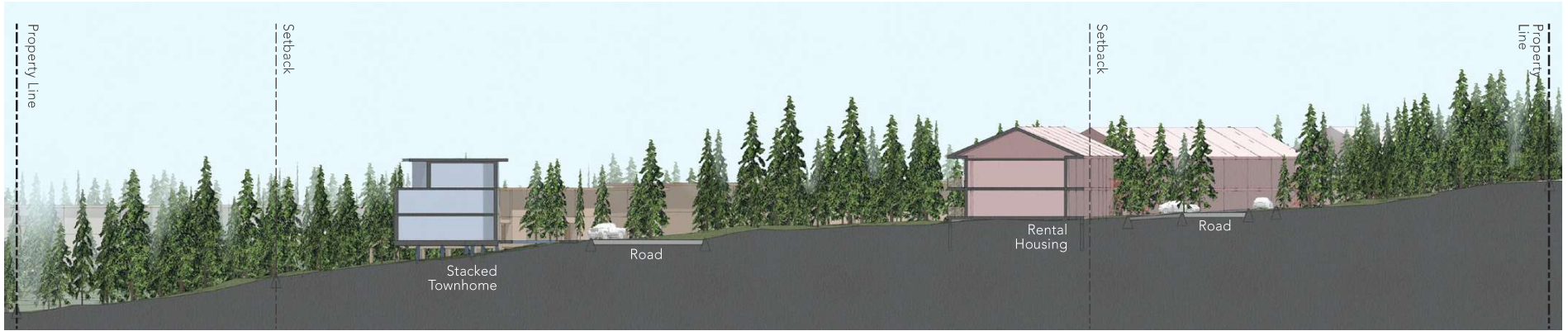
MINATO BAY

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



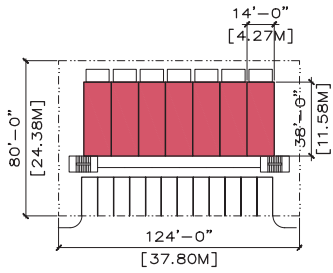
MINATO BAY

221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22



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



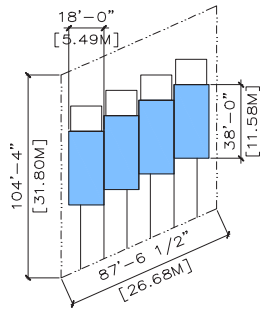
PRECEDENTS



MINATO BAY

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

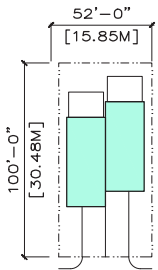


PRECEDENTS



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

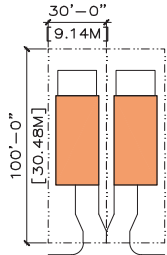
PRECEDENTS



MINATO BAY

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



MINATO BAY

221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22

PRECEDENTS - FOREST AND TRAILS



AERIAL PERSPECTIVE FACING NORTH



221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22

AERIAL PERSPECTIVE FACING SOUTHEAST





April 8, 2022

The Board of Education is delighted to announce that **Tim Davie** has been appointed Superintendent of Schools and Chief Executive Officer for School District 70 Pacific Rim, effective August 1, 2022. Tim's appointment comes following the announced retirement of current Superintendent Greg Smyth, whom we all wish well as he moves on to new adventures.

Mr. Davie is currently Deputy Superintendent of Schools in School District 68 Nanaimo Ladysmith, a position he has held since 2018. That experience, combined with his work as Assistant Superintendent from 2014 to 2018, has seen Tim prove himself as the district lead for a wide range of senior leadership responsibilities. He is particularly known for his strong connections to students, staff, parents, Indigenous communities, and district and community partners.

Tim previously served as a Principal in elementary, secondary and alternate settings in SD 68 as well as in SD 69 Qualicum and SD 84 Vancouver Island West. As a leader with Indigenous and European ancestry Tim is known for his leadership in "walking in both worlds" and leading with "good heart and good mind." We are excited to have Tim bring that experience to the West Coast and the Alberni Valley.

The Board expresses profound appreciation to the many community and school district partners who engaged in and supported the search and selection process. We look forward to building on this spirit of collaboration going forward.

A handwritten signature in cursive script that reads "Pam Craig". The ink is dark and the signature is fluid and legible.

Pam Craig
Board Chair

From: [Info Ucluelet](#)
To: [Management Group](#); [Council](#)
Subject: FW: Parks Canada implements Combers Seasonal Dog Ban April 14-October 1, 2022
Date: April 11, 2022 9:24:44 AM

FYI

From: Crystal Bolduc <crystal.bolduc@pc.gc.ca> **On Behalf Of** pacrim.info (PC)
Sent: April 8, 2022 10:11 AM
Subject: Parks Canada implements Combers Seasonal Dog Ban April 14-October 1, 2022

[External]

Pacific Rim National Park Reserve is implementing a seasonal dog ban on Combers Beach from April 14 to October 1, 2022 as a conservation measure for migratory shorebirds. Dogs will not be permitted on Combers Beach between Sandhill Creek and Green Point Rocks, including the trail between Combers Beach and the parking lot, and the boardwalk access to Combers Beach from Green Point Campground.

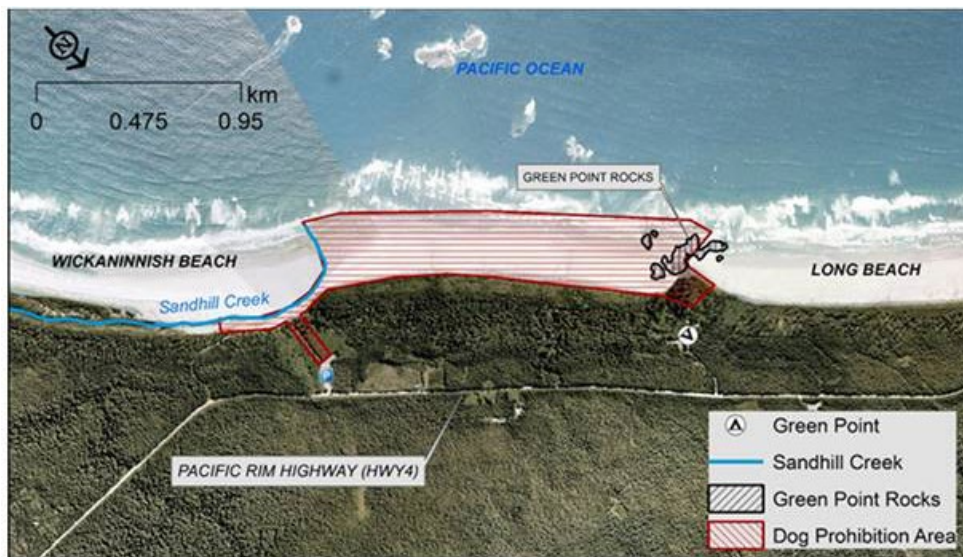
Dogs will continue to be permitted in all other areas of the Long Beach Unit of Pacific Rim National Park Reserve, but must be kept on leash at all times.

In light of our increasing understanding of the importance of the Long Beach area to migratory shorebirds, this limited measure is being taken to decrease disturbance of shorebirds during a critical time of their annual cycle – migration.

The seasonal Combers Beach dog ban is being introduced by Parks Canada on a trial basis to study whether it helps migratory shorebirds and other wildlife. A dog ban is being implemented as a last resort to protect wildlife. Parks Canada continues to raise awareness about the importance of keeping dogs on leash in the national park reserve. Unfortunately, this regulation is often ignored. Ongoing research demonstrates how off leash dogs negatively impact wildlife, and as such Parks Canada is trying a new management tool to protect migratory shorebirds.

The area will be patrolled by Parks Canada staff and Law Enforcement Officers. Under the *Canada National Parks Act*, tickets for a dog off leash or bringing a dog into a closure area begin at \$58 for a first offence and repeat offences can lead to court appearances and fines up to \$25,000. If you see a dog in this area, please help protect local wildlife by sharing information with your fellow visitors. You can also alert Parks Canada by calling Parks Canada Dispatch 250-726-3604, or toll free 1-877-852-3100.

More information is available on the Pacific Rim National Park Reserve website:
<https://www.pc.gc.ca/en/pn-np/bc/pacificrim/visit/chiens-dogs>



Pacific Rim National Park Reserve | Réserve de parc national Pacific Rim

Coastal B.C. Field Unit | Unité de gestion de la côte de la C-B

Parks Canada | Parcs Canada

P.O. Box 280, Ucluelet, BC V0R 3A0 | C.P. 280, Ucluelet C-B V0R 3A0

Pacrim.info@pc.gc.ca

Telephone | Téléphone (250) 726-3500

FACEBOOK <https://www.facebook.com/PacificRimNPR> | <https://www.facebook.com/RPNPacificRim>

TWITTER <https://twitter.com/PacificRimNPR> | <https://twitter.com/RPNPacificRim>

Parks Canada - 450 000 km² of memories / Parcs Canada - 450 000 km² de souvenirs

District of Sicamous

446 Main Street
 PO Box 219
 Sicamous, BC
 V0E 2V0

T: 250 836 2477
F: 250 836 4314
E: info@sicamous.ca
sicamous.ca



April 7, 2022

BC Minister of Environment and Climate Change Strategy
 PO Box 9047 Stn Prov Gov
 Victoria, BC V8W 9E2
 ENV.minister@gov.bc.ca

DELIVERED ELECTRONICALLY

Re: Invasive Mussel Defense Program

The District of Sicamous implores the Ministry to not only continue, but to increase the funding for the Invasive Mussel Defense Program and prioritize enforcement of watercraft inspections at the BC Provincial border.

The Okanagan Basin Water Board (OBWB) communicated a list of calls to action to stop zebra and quagga mussels from infesting B.C. waterways (enclosed). We strongly support these actions and the continued funding for this vital program.

The OBWB's six recommendations include:

1. *Maintain IMDP core program funding at 2021 levels of minimum \$3.5 million per year, adjusted for inflation going forward.*
2. *Introduce "pull-the-plug" legislation, requiring all watercraft to remove drain plugs prior to travelling on B.C. roads.*
3. *Review and update B.C.'s 2014 Early Detection, Rapid Response (EDRR) Plan for invasive mussels, and provide a window for public consultation prior to final publishing.*
4. *Provide toolkits and resources for local governments to conduct vulnerability assessments and put in place mitigation measures like retrofitting in-water infrastructure.*
5. *Introduce legislation to require all out-of-province watercraft to be inspected prior to being launched in B.C. waters.*
6. *Provide additional funding to invasive species groups in high-risk regions for monitoring, outreach and education.*

Increased funding and enforcement is necessary to avoid the dire consequences should invasive mussels enter our waterways. An infestation will affect our drinking water, our eco system, local businesses, and the tourism business that Sicamous depends on.

Local municipalities have taken up the call to educate residents and visitors to “Clean, Drain and Dry” watercraft when leaving our lakes and rivers but we rely on the Province to enforce the protection of our waters from invasive species with the use of border inspection sites.

We call upon on the Minister of Environment and Climate Change Strategy to reconsider the long-term consequences of reducing funding for watercraft inspections. We must make the effort to prevent invasion of our water resources.

Regards,

DISTRICT OF SICAMOUS

A handwritten signature in black ink, appearing to read "Terry Rysz". The signature is fluid and cursive, with the first name "Terry" being larger and more prominent than the last name "Rysz".

Terry Rysz, Mayor

cc: MP Mel Arnold
MLA Greg Kylo
Shuswap Watershed Council
UBCM Member Municipalities
First Nations Communities
Okanagan Basin Water Board

Enclosure.



1450 KLO Road, Kelowna, BC V1W 3Z4
P 250.469.6271 F 250.762.7011
www.obwb.ca

March 9, 2022

NEWS RELEASE

WATER BOARD CALLS FOR STRONGER MUSSEL PROTECTION AS COVID TRAVEL RESTRICTIONS EASE

Kelowna, B.C. – As boating season quickly approaches and COVID-19 travel restrictions ease, the Okanagan Basin Water Board is calling on the province to bolster its Invasive Mussel Defence Program (IMDP) in preparation for what is expected to be a busy tourist season. Today, the local government agency sent a letter to B.C.’s Minister of Environment and Climate Change, George Heyman, with a list of six calls to action.

“Since 2015, the IMDP has prevented 137 infested watercraft from entering provincial waters by conducting more than 220,000 inspections. Many of the infested watercraft were headed to high-risk Okanagan waters. Still, gaps remain in prevention,” the letter reads.

For one, there are still motorists with watercraft who are failing to stop at mandatory, open inspection stations. Given that inspectors snagged 17 zebra and/or quagga mussel-fouled watercraft this summer during times when the stations were open, it raises the question as to how many more come in outside of inspection hours.

Also, a review of last summer’s provincial mussel inspection numbers indicates that, for the second year in a row, the Okanagan is the top destination for these watercraft. This year, eight of the 17 infested watercraft were headed to our valley.

“If we are B.C.’s #1 destination for incoming mussel-infested watercraft, and we are encouraging tourism, we need to be better prepared,” explains Sue McKortoff, Chair of the Water Board (OBWB) and Mayor of the border-town of Osoyoos.

Watercraft purchases have increased in the last couple of years, on both sides of the border, as people were staying closer to home. Now with the border opening up, it’s expected more people will be coming with their water toys, increasing the chances of invasive mussels being introduced to B.C. waters.

The OBWB’s six recommendations include:

1. Maintain IMDP core program funding at 2021 levels of minimum \$3.5 million per year, adjusted for inflation going forward.
2. Introduce “pull-the-plug” legislation, requiring all watercraft to remove drain plugs prior to travelling on B.C. roads.
3. Review and update B.C.’s 2014 Early Detection, Rapid Response (EDRR) Plan for invasive mussels, and provide a window for public consultation prior to final publishing.
4. Provide toolkits and resources for local governments to conduct vulnerability assessments and put in place mitigation measures like retrofitting in-water infrastructure.
5. Introduce legislation to require all out-of-province watercraft to be inspected prior to being launched in B.C. waters.
6. Provide additional funding to invasive species groups in high-risk regions for monitoring, outreach and education.

“A 2013 OBWB study found the cost of an infestation to our region would be at least \$42 mill. annually to manage,” the OBWB letter states. “As such, we remain committed to protecting B.C. waters and supporting provincial efforts. This commitment has included delivery of our ‘Don’t Move A Mussel’ campaign, promoting

the clean, drain, dry message, and valued at more than \$996,000 to date, and another \$266,000 in funding over that time provided to the Okanagan and Similkameen Invasive Species Society to conduct direct boater outreach and more.”

“If invasive mussels arrived here, it’s not just people who drive boats who will be affected. It will affect everyone,” cautioned McKortoff. The mussels will become a recurring maintenance expense for in-lake infrastructure such as water lines, docks, and bridges. They will affect water quality and harm aquatic ecosystems. Plus, when the mussels were introduced to Lake Winnipeg, it took only two years for the molluscs to reproduce in such numbers that beaches became foul-smelling and un-walkable, she added. “Can you imagine not taking your kids or grandkids to the beach in summer?”

Please find attached, the OBWB’s letter to the province with recommendations.

For more information on zebra and quagga mussels, the risks to the Okanagan, and how to prevent their spread, please visit www.DontMoveAMussel.ca.

-30-

MEDIA CONTACT: Corinne Jackson, OBWB – Communications Director
Office: 250-469-6271
Cell: 250-718-7249
E-mail: Corinne.Jackson@obwb.ca



1450 KLO Road, Kelowna, BC V1W 3Z4
 P 250.469.6270 F 250.762.7011
www.obwb.ca

Hon. George Heyman
 B.C. Minister of Environment and Climate Change Strategy
 PO Box 9360 Stn Prov Govt
 Victoria, B.C. V8W 9M2

March 9, 2022

Re: Calls to Action for Invasive Mussel Prevention

Dear Minister Heyman,

Thank you for your correspondence of April 7th, 2021, responding to our continued calls for action to prevent the spread of invasive zebra and quagga mussels into B.C. As the boating season quickly approaches, I am writing again on behalf of the Okanagan Basin Water Board (OBWB) to call for continued support and proper resourcing of the province's Invasive Mussel Defence Program (IMDP), recognizing the significant cost if invasive mussels became established here.

The OBWB acknowledges the significant improvements in the province's IMDP and its work with counterparts in neighbouring jurisdictions over the past seven years. Since 2015, the IMDP has prevented 137 infested watercraft from entering provincial waters by conducting more than 220,000 inspections. Many of the infested watercraft were headed to high-risk Okanagan waters. Still, gaps remain in prevention, and other significant issues remain for limiting the spread and damage should an infestation occur in any part of the province. We urge you to consider the following priority actions to enhance the protection of B.C. waters.

1. Maintain IMDP core program funding at 2021 levels of minimum \$3.5 million per year, adjusted for inflation going forward.

The IMDP has become the first line of defense to protect provincial waters, but the program's budget allocation has changed annually, and has been dependent on a number of non-government funders, including Fortis BC which has not renewed its original funding agreement. This program is important to the environment and economy of the province and should have stable, predictable annual funding.

2. Introduce "pull-the-plug" legislation, requiring all watercraft to remove drain plugs prior to travelling on B.C. roads.

We understand that the province is pursuing this legislation as part of updates to the Wildlife Act. We strongly support this action and urge you to prioritize it as another boating season is quickly approaching.

3. Review and update B.C.'s Early Detection, Rapid Response (EDRR) Plan for invasive mussels, and provide a window for public consultation prior to final publishing.

The EDRR is an important document that provides direction on how to rapidly detect and respond to a new infestation of invasive mussels. We believe it is important to consult with the public, and especially local and regional invasive species groups to understand where there may be gaps in the plan, or where more detail may be needed, beyond what is provided by the provincial inter-ministry working group. Complex watersheds, like the Columbia, the Okanagan and the Fraser would also be better protected with further planning for

containment and long-term management strategies, beyond what little is considered in the current version of the EDRR. Local consultation could provide support for developing those plans.

4. Provide toolkits and resources for local governments to conduct vulnerability assessments and put in place mitigation measures like retrofitting in-water infrastructure.

In your reply to our previous call for this action, you stated that “this has not been something that local governments have been asking for, individually or through UBCM,” and that it “will be considered for the future, but not considered as an immediate priority.” The OBWB is a local government agency, a partnership of three regional districts, and provides services to 12 municipalities and works with Okanagan First Nations. Part of our mandate is “to present proposals and recommendations to appropriate agencies, being municipalities or governments, according to jurisdiction and responsibility.” We will work with local governments to support this call to action and work to have it brought forward to UBCM.

We have extensive experience providing technical and scientific support to local governments, including in the form of toolkits and guides, and are a service partner with CivicInfoBC, providing the Planning Guides resource database. The OBWB could provide project management and coordination in partnership with provincial staff to develop a local government guide to vulnerability assessments and mitigation measures for invasive mussels. We would welcome an opportunity to discuss this further.

5. Introduce legislation to require all out-of-province watercraft to be inspected prior to being launched in B.C. waters.

OBWB first made this call to action in May 2016 and has called for it again every year since. While we recognize that boat registration and safety are regulated at the federal level, the province does have the authority to regulate activities on provincial waters, similar to motor vessel restrictions on certain lakes as outlined in the fishing regulations. Alternatively, the province could call on the federal government to regulate watercraft in B.C., under their authority in the Fisheries Act, Aquatic Invasive Species Regulations 43 (1), or through the Canada Shipping Act, providing extra tools to protect B.C. waters beyond the current scope of the Invasive Mussel Defence Program.

Analysis of provincial inspection numbers suggests a 30% chance in any given year that a non-compliant, motorized watercraft will be carrying invasive mussels. This only accounts for watercraft that were recorded failing to stop at open inspection stations and does not include any craft that may have entered outside of inspection station hours. In 2021 this accounted for more than 580 motorized watercraft, and more than 3,500 non-motorized watercraft. This is an important gap we feel has not been given due consideration over the past six years.

6. Provide additional funding to invasive species groups in high-risk regions for monitoring, outreach and education.

Current funding for ongoing water monitoring, administered through the Habitat Conservation Trust Fund, is set to expire after the 2022 season. Part of this funding was provided by the federal government over a three-year term. We would strongly support any provincial request for federal funding to continue this program, as well as federal or provincial funding to regional invasive species groups to continue or expand their outreach and education campaigns. These non-profit groups provide a significant service to their regions, but often struggle with operational costs, and the time required to apply for funding. Ongoing, direct funding would enhance their ability to monitor, engage and educate, bolstering provincial efforts.

A 2013 OBWB study found the cost of an infestation to our region would be at least \$42 mill. annually to manage. As such, we remain committed to protecting B.C. waters and supporting provincial efforts. This

commitment has included delivery of our "[Don't Move A Mussel](#)" campaign, promoting the clean, drain, dry message, and valued at more than \$996,000 to date, and another \$266,000 in funding provided to the Okanagan and Similkameen Invasive Species Society to conduct direct boater outreach and more.

We look forward to hearing from you, and supporting the enhanced efforts noted above to keep B.C. waters free from invasive mussels.

Sincerely,

A handwritten signature in black ink that reads "Sue McKortoff". The signature is written in a cursive, flowing style.

Sue McKortoff, Chair
Okanagan Basin Water Board

CC:

- Hon. Josie Osborne, B.C. Minister of Land, Water and Resource Stewardship
- Okanagan MLAs: Harwinder Sandhu, Norm Letnick, Renee Merrifield, Ben Stewart, Dan Ashton, Roly Russell
- Okanagan Nation Alliance, Chiefs Executive Council
- Okanagan Local Government Chairs and Mayors
- Okanagan MPs: Mel Arnold, Tracy Gray, Dan Albas, Richard Cannings
- Pacific NorthWest Economic Region: Matt Morrison, Chief Executive Officer
- Invasive Species Council of B.C.: Gail Wallin, Executive Director
- Okanagan Chambers of Commerce
- Thompson Okanagan Tourism Association
- Union of BC Municipalities



FOR IMMEDIATE RELEASE

April 13, 2022



Alberni-Clayoquot Regional District celebrates 10th anniversary since Huu-ay-aht and Yuuʔitʔath joined the Board as full voting members

PORT ALBERNI – On April 12, 2012, the Alberni-Clayoquot Regional District (ACRD) made history in British Columbia by becoming the first regional district to include First Nations representatives as full voting members to their board.

The ACRD marked this important anniversary today, celebrating 10 years of working together with the first two nations to join – Huu-ay-aht First Nations and Yuuʔitʔath.

Five Nuu-chah-nulth Nations began to implement the Maa-nulth Treaty on April 1, 2012. Four members of this treaty – Uchucklesaht, Toquaht, Huu-ay-aht, and Yuuʔitʔath – are located within the geographic boundary of what is now the ACRD. As part of their treaty, they were given the opportunity to become full voting members of the Board. All four nations are now on the ACRD Board, as Uchucklesaht and Toquaht join in 2014 and 2016, respectively.

“This is a significant milestone for the ACRD, Huu-ay-aht, and Yuuʔitʔath,” explains ACRD Chair John Jack. “By working together, the Region and the Maa-nulth Nations have built stronger relationships as we collaborate on a shared vision for the future.”

By working together, the ACRD Board can better address issues that affect the communities.

“Huu-ay-aht is very proud to have an extremely good working relationship with the ACRD,” explains Chief Councillor Robert J. Dennis Sr. “We will continue to work on initiatives that support each of our community’s development. Moving forward we look forward to jointly working on the K-12 issue.”

Ten years ago, Huu-ay-aht Councillor John Jack and Yuuʔitʔath Councillor Al McCarthy began representing their Nations on the ACRD, and they continue to hold this role.

Alberni-Clayoquot Regional District - 3008 Fifth Avenue, Port Alberni, BC - 250-720-2700 - www.acrd.bc.ca

ACRD Press Release - 10th Anniversary celebration Heather Thomson, Commu...



“On behalf of the Yuutu?it?ath Government, we are pleased to have unified, historically, as voting board members with the ACRD, 10 years ago this year,” explains Charles McCarthy President, Yuutu?it?ath Government – Ucluelet First Nation. “We are honoured to acknowledge Alan McCarthy, for his time and representation on behalf of the Government, for the duration of this time, and we look forward to working together for many more years. ʔeekoo.”

The ACRD appreciates the voice these two nations bring to the table and look forward to continuing to work together as we implement our new strategic plan.

-30-

For more information, please contact:

Alberni-Clayoquot Regional District

Heather Thomson, ACRD Communications Coordinator

250-206-5162

hthomson@acrd.bc.ca

Yuutu?it?ath

Melissa Boucha, Communications Manager

(250) 726-7342

Melissa.Boucha@ufn.ca

Huu-ay-aht First Nations

Amanda-lee Cunningham, Communications Manager

250-720-7776

Amanda.c@huyuayht.org

Montréal, Friday, March 25, 2022

Subject: International Day Against Homophobia and Transphobia, May 17, 2022

Hi,

Fondation Émergence's mission is to defend the rights of lesbian, gay, bisexual and trans (LGBTQ+) people. Each year, it organizes the International Day Against Homophobia and Transphobia (May 17), which was created by the Foundation for the first time in the world, in Quebec, in 2003. This day is now recognized nationally and internationally.

For last year's International Day Against Homophobia and Transphobia, Fondation Émergence sent a pride flag (rainbow) to every municipality in Quebec. For this year, we're trying to reach out to every municipality in Canada, this will send a stronger message to the government that the population stand with the LGBTQ+ community. We also invite you to adopt a resolution at City Council to mark this important day (see attached template in the email). Also, we invite you to send us a photo of the flag being raised (raja.dridi@fondationemergence.org), to make a mosaic of all the municipalities in Canada, which will be shared on our social networks.

In addition, we invite you to share this same photo on your social networks by identifying @journee17mai with the #may17mai so that your municipality radiates its inclusiveness throughout Canada.

If you do not have a flag in your possession, you can send us a request at the following email address: (raja.dridi@fondationemergence.org) with the complete address of the City Hall and we will be able to send you one at the price of only \$15.

Last year, several municipalities followed suit, so join us! [Map of Municipalities - May 17](#)

With your support, we continue to make history in Canada and internationally by taking a strong stand against homophobia and transphobia. Together, we can create a country that fully accepts sexual and gender diversity.

Yours sincerely



Laurent Breault
General Director

Présentateur officiel



Remerciements à



Le Flag Shop
Bien plus que des drapeaux!



April 14, 2022

Ref: 117211

Via email

Dear Mayors, Chairs and Representatives:

Thank you to those that were able to join me and my colleague Roly Russell, Parliamentary Secretary for Rural Development, on April 8 to discuss the \$830M provincial/federal funding partnership announced in March, and the plan to connect the remaining underserved rural and Indigenous households in our province to high-speed internet by 2027. With the new program expected to roll out this summer, I wanted to follow up on a few questions asked, and remind everyone how to connect to currently available information.

Connecting Communities BC is the next generation of our connectivity program and a key part of StrongerBC and the Economic Plan. This funding partnership is great news for the underserved rural and Indigenous households that will be able to look forward to the construction of connectivity infrastructure in their community, using multiple technologies such as fibre, cable, and satellite. These investments ensure that rural, remote, and Indigenous communities and businesses have the connectivity they need to succeed in a post-pandemic economy. It means all of B.C.'s communities will have better opportunities to contribute to the success of this province, and that's good for all of us.

We appreciated hearing your questions and feedback as we shape the new Connecting Communities BC program. It was affirming to know our regional approach reflects your previous input, which was our intent. Our commitment to transparency, open dialogue and input will continue via avenues like the Request to Participate process and these roundtables. Our expectation is that the chairs continue to represent the area directors in this forum to share the needs and feedback of communities. We also appreciate the information and learning that the Regional Connectivity Knowledge Network sessions provide, as these meetings with area directors and staff continue to yield valuable insights into what is currently top of mind for communities.

We know that many districts have been working hard on connectivity and have created plans for their regions. My ministry staff have reviewed all publicly available plans and information shared directly by regional districts and this local knowledge has informed the current process.

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Ministry of
Citizens' Services

Office of the Minister

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Mayors, Chairs, and Representatives
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The data provided through the Request to Participate process provides an opportunity to engage or re-engage with your local internet service providers toward a shared understanding of gaps and potential options and solutions. Also, it is an opportunity to share with us any insights based on your understanding from local connectivity planning or feedback from your constituents by responding to the Request to Participate. The RTP is accessible via [BC Bid](#) (Number 13183). As requested, directions for obtaining a BCeID can be found [here](#). The deadline for input is April 25, 2022.

If you would like to discuss this further or receive additional information on the Province's activities to expand high-speed internet connectivity, please contact [Susan Stanford](#), Assistant Deputy Minister for Connectivity at 250-217-0026 and for enquiries around the RCKN group or other community planning questions, please contact [Jeanne Holliss](#), Executive Director, Connected Communities at 250-516-3848.

We all have a vested interest in achieving the goal of connecting the remaining underserved households in the Province by 2027 and continue to benefit from the insights each of you shared. Thank you for your participation, ongoing leadership, and collaboration as we collectively work towards a better future for British Columbians.

Sincerely,



Lisa Beare
Minister

pc: Roly Russell
Parliamentary Secretary for Rural Development
Ministry of Jobs, Economic Recovery and Innovation

Network BC
NetworkBC@gov.bc.ca

Connected Communities
CommunityInsights@gov.bc.ca

From: [AVICC](#)
To: [AVICC](#)
Subject: AVICC April Update: New AVICC Executive Committee members; 2022 Convention Presentations and Resolutions Disposition; 2022 Member Dues; UBCM Excellence Awards
Date: April 20, 2022 1:22:59 PM
Attachments: [2022 Community Excellence Awards Application Form - FINAL 0.docx](#)
[2022 Community Excellence Awards Program & Application Guide - FINAL 0.pdf](#)

[External]

Please forward to elected officials, the CAO and Corporate Officer:

1. 2022/2023 AVICC Executive Committee

The following were elected or acclaimed to positions on the 2022/2023 AVICC Executive Committee:

- President Penny Cote, Alberni-Clayoquot Regional District
- 1st Vice President Ben Geselbracht, City of Nanaimo
- 2nd Vice President Vanessa Craig, Regional District of Nanaimo
- Past President Ian Morrison, Cowichan Valley Regional District
- Director at Large Sarah Fowler, Village of Tahsis
- Director at Large Travis Hall, Central Coast Regional District
- Director at Large Tony St-Pierre, District of Sooke
- Electoral Area Representative Donna McMahon, Sunshine Coast Regional District

Thank you to the outgoing members of the 2021/2022 Executive: Councillor Carl Jensen (Central Saanich), Councillor Colleen Evans (Campbell River); Director Mark Gisborne (qathet).

2. 2022 Resolutions Disposition and Convention Presentations

The results of the three resolutions sessions are posted to the website at [Resolutions Disposition](#). PDFs of the presentations from the convention are also available on the website at [Presentations](#)

3. 2022 Member Dues

The member dues for 2022 were presented to members at the AGM on April 2nd. Invoices will be going out by mail shortly.

4. UBCM Excellence Awards – Upcoming Deadline May 20th

The deadline to apply for UBCM’s 2022 Community Excellence Awards is coming up on May 20th. The awards recognize and celebrate UBCM members that have implemented projects or programs that demonstrate excellence in meeting the purposes of local government in BC. Applicants are encouraged to include any COVID-19 pandemic response actions and/or activities in their applications.

The program guide with the award categories and the application form are available on the

UBCM website at [2022 Community Excellence Awards](#) and are also attached to this email.

Please contact avicc@ubcm.ca with any questions.

Community Excellence Awards

2022 Program & Application Guide

1. Introduction

The Community Excellence Awards recognize and celebrate UBCM members that have implemented projects or programs that demonstrate excellence in meeting the purposes of local government in BC. The awards are designed to profile promising practices and to encourage local governments to learn from the success of other members in order to implement changes in their own communities.

UBCM recognizes the unique circumstances and challenges faced by local governments during the COVID-19 pandemic, including reduced staff and financial capacity. However, the Community Excellence Awards provides an opportunity to showcase the leadership and innovation that local governments are providing in their communities. Applicants are encouraged to include any COVID-19 pandemic response actions and/or activities in their applications.

UBCM has offered the Community Excellence Awards since 2004.

2. Eligible Applicants & Projects

The Community Excellence Awards program is open to UBCM members only, including local government and First Nation members. UBCM members may submit one application per category.

To be eligible for consideration, projects:

- Must have been initiated after January 1, 2017 and be substantially completed.
- Cannot be the subject of an application that was previously awarded a Community Excellence Award.
- May have been funded by grant programs administered by UBCM.

3. Categories

The purposes of local governments in BC are set out in both the *Community Charter* and the *Local Government Act* and generally focus on good governance, providing services for community benefit, providing stewardship of public assets, and fostering sustainability.



Municipal Finance
Authority of BC



GREEN COMMUNITIES
COMMITTEE

URBAN
S Y S T E M S

Based on this, the categories are:

Excellence in Governance

Governance is the process of decision-making and the means by which decisions are implemented (or not implemented).

This category recognizes UBCM members that utilize governance processes and policies that are outcomes-based and consensus oriented; support and encourage citizen participation in civic decision-making; are efficient, equitable and inclusive, open and transparent; and exemplify best practices in accountability, effectiveness, and long-term thinking. This may include projects focused on staff, elected officials and/or the community at large.

Excellence in Service Delivery

Service delivery involves the actual production and provision of goods and services to the community, and should be integrated with community plans and aligned with financial plans.

This category recognizes UBCM members that provide effective services in a proactive manner and demonstrate benefit to the community.

Excellence in Asset Management

Asset management is an integrated business approach that involves planning, finance, engineering and operations to effectively manage existing and new infrastructure in order to maximize benefits, reduce risk and provide satisfactory levels of service to community users in a sustainable manner.

This category recognizes UBCM members that have developed and implemented a comprehensive system of asset management policies and practices, meeting and/or exceeding accepted best practices such as the International Infrastructure Management Manual, ISO 55000 or Asset Management for Sustainable Service Delivery: A BC Framework.

Excellence in Sustainability

Sustainability means meeting current needs without compromising the ability of future generations to meet their own needs.

This category recognizes UBCM members that incorporate a long-term sustainability lens by considering the four pillars - cultural, social, economic and environmental issues - in planning, policy and practice.

4. Program Criteria

All applications will be scored against the following overall program criteria:

- Leadership: the extent to which the applicant acted as a local or regional leader in the development or implementation of the project.
- Financial management and planning: the degree to which the project and/or organization has implemented financial best practices that support long-term financial planning, value for money, financial sustainability and/or economic development.

- Partnerships and collaboration: the breadth and depth of community and/or regional partnerships that supported the project and the extent to which internal (e.g. inter-departmental and/or staff and elected officials) and/or external collaboration was evident.
- Innovation and promising practices: the degree to which the project demonstrated creativity and innovation, and contributed to increased efficiency or effectiveness.
- Engagement and communications: the extent to which internal and/or external engagement was foundational to the success of the project, including the use of communication tools such as social media.
- Transferability: the degree to which the process or outcomes of the project, or other learnings, could be conveyed to other UBCM members.
- Performance measurement: the extent to which the project has identified and/or utilized performance measures, benchmarks and/or standards to demonstrate benefit to the community.

5. UBCM Presidents Committee Choice Award

The Presidents Committee Choice Award is an opportunity for an outstanding, unique and/or special project, that would otherwise not be recognized through the adjudication process, to be recognized in the Community Excellence Award's program.

The award is not an additional category that applicants can apply under; instead candidates for the award are identified during the regular adjudication process.

The criteria for considering a candidate for the Presidents Committee Choice Award include:

- Exemplary demonstration of excellence in meeting objectives of local government (as demonstrated by highest application review score in a given intake);
- Outstanding achievement in relation to current issue faced by local governments (i.e. COVID-19 response and recovery);
- Alignment with UBCM Convention theme.

6. Application Process

Application Deadline

The application deadline is May 20, 2022. Moving forward, the deadline for the awards will be fixed as the Friday of Local Government Awareness Week.

Application Contents

All applicants are required to submit an electronic copy of the complete application package, including:

- Signed application form. Applications should be submitted as Word or PDF files.
- Council, Board or Band Council resolution indicating support for the project to be considered for a 2022 Community Excellence Award. Note: UBCM will accept

applications without a resolution, providing they are received by August 19, 2022.

Please contact UBCM if the resolution cannot be submitted by the application deadline.

- Five representative photos of the project. Photos should be submitted as JPEG files at a resolution suitable for display.
- Optional: Links to any publicly available videos related to the project.

Review of Applications

UBCM staff will perform a preliminary review of all applications to ensure the required application elements have been submitted and to ensure that basic eligibility criteria have been met. Only complete application packages will be reviewed.

Should UBCM staff determine that a submission is more suitable to a different category than the one submitted to, they may transfer the application to that category.

Subject matter experts will assess and score all eligible applications. UBCM's Presidents Committee will then review recommendations and scores from the subject matter experts and select category winners and, if recommended, honourable mentions.

The committee may also consider if applicants have received past awards and the location and type of each project.

7. Awards Ceremony

Awards will be presented during UBCM's 2022 Convention. All delegates are invited to attend the awards event.

Please note that in the case that an application for a project with multiple partners is selected for an award or honourable mention, only the local government that submitted the application will be identified as the recipient.

Due to the COVID-19 pandemic, UBCM is reviewing delivery options for the 2022 Convention. This may impact the Community Excellence Awards Ceremony.

8. Additional Information

Please visit the Community Excellence Awards section of the UBCM website or contact awards@ubcm.ca.

His/Her Worship Mayor,

I'm writing to you on behalf of Nature Canada's ocean protection team with an opportunity to help create positive change for your community, and the natural world we all rely on.

Canada has the longest coastline in the world. With it comes the duty to be leaders in protecting and restoring the ocean. As part of the Global Deal for Nature in the Paris Accords, our government **has promised to protect 30 percent of oceans by 2030** through establishing Marine Protected Areas. In 2015 only one percent of Canadian oceans were protected. But as of 2020, due advocacy by Canadians like you, nearly 14 percent of the world's oceans are now safeguarded for generations to come.

Municipalities can be powerful change agents in the goal to protect 30 percent of the world's oceans by 2030. We have seen this leadership in action in combating climate change, when cities and towns across the world stepped up to reduce their greenhouse gas emissions and pressured federal governments to do the same. Whether on the coast or far inland, municipalities rely on ocean ecosystems for seafood production, climate regulation, and the preservation of unique and beautiful animals and ecosystems.

Municipalities are on the front lines of climate change and feel effects firsthand, from extreme heat to extreme precipitation.

Reaching our ocean protection goal will help us win the fight against global warming. Municipalities are on the front lines of climate change and feel effects firsthand, from extreme heat to extreme precipitation. The oceans play a pivotal role counteracting climate change as the largest carbon sink, providing more than half our oxygen while storing fifty times more carbon than the atmosphere. Oceans also regulate weather, helping to balance the uneven distribution of solar radiation.

Here's why we need you: Your voice as a municipality can influence national governments and have a direct effect on the quality of life for your residents. It's as easy as having the council pass the attached resolution. By taking this simple step, you will be helping our policy team show government officials that Canadians support National Marine Protected Areas and encourage them to implement effective policies.

It would mean a great deal to us if you could sign on to help secure a future for our generation and the generations to come.

In solidarity with you and with our natural world,

Paul Gregory
Senior Oceans Campaigner

Nature Canada is one of the oldest national nature conservation charities in Canada. For 80 years, we've helped protect over 110 million acres of parks and wildlife areas in Canada and countless species. Today, Nature Canada represents a network of over 130,000 members and supporters, guided by more than 1,200 nature organizations.



A RESOLUTION IN SUPPORT OF DISTRICT OF UCLUELET RECOGNIZING AND CELEBRATING WORLD OCEANS DAY 2022 AND THE ADVANCEMENT OF OCEAN CONSERVATION IN CANADA

WHEREAS, Wednesday, June 8, 2022, is the 30th annual World Ocean's Day. World Oceans Day is the United Nations day for celebrating the role of the ocean in everyday life and inspiring action to protect it.

WHEREAS, Countries around the world, including Canada as a prominent leader, have committed to protecting 30% of their ocean territory by 2030 in order to reverse nature loss in the ocean and safeguard at-risk marine life.

WHEREAS, The ocean is home to hundreds of species at risk, vulnerable ecosystems, and is a crucial carbon sink shielding us from the worst of climate change.

WHEREAS, The ocean produces over half of the world's oxygen and absorbs 50 times more carbon dioxide than our atmosphere. Therefore, protecting the ocean is in the interest of all life on Earth, and communities both coastal and inland, as it is essential to our shared future.

WHEREAS, It is the jurisdiction of the Government of Canada, under various pieces of legislation and regulation, to establish marine protected areas in consultation with Indigenous Peoples. Many Indigenous nations and communities are leading in the conservation of the ocean, and have been stewards of the ocean since time immemorial.

WHEREAS, It is important for municipal leaders to demonstrate support for actions to safeguard the ocean, as they have for action on climate change and other environmental matters of national importance.

WHEREAS, In celebrating the ocean, and protecting its habitats and ecosystems, we can together raise the profile of ocean conservation's critical role in improving planetary health and slowing the crisis of species collapse and ecosystem decline.

Therefore be it resolved that the District of Ucluelet recognizes the 30th anniversary of World Oceans Day on **June 8th, 2022** and supports national and international efforts to protect 30% of the ocean by 2030.