



**PUBLIC HEARING**  
**Thursday, May 13, 2021 @ 5:30 PM**  
**George Fraser Room, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**AGENDA PART 2**

This Public Hearing is being held electronically, without in-person public attendance, under Ministerial Order M192 and due to the COVID-19 Pandemic and the Public Health Order related to Events and Gatherings. The public can participate in this Public Hearing by phone, through Zoom online, or by email.

**By Phone:** dial 1 778 907 2071. When prompted, enter Webinar ID 845 0137 4834 and hit the # sign. No participation ID is required.

- To speak, press \*9. When its your turn, staff will unmute your mic, and Zoom will indicate that you have been unmuted. You may need to unmute your mic as well.

**By Zoom:** enter <https://us02web.zoom.us/j/84501374834> into your browser and follow the prompts. Please update your Zoom name to your first and last name.

- To speak, click the “Raise Your Hand Icon”. When its your turn, staff will unmute your mic and Zoom will indicate that you have been unmuted. You may need to unmute your mic as well.

**By Email:** send your comments to [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca) before the public hearing is closed. Comments received after the Public Hearing closes, will not be forwarded to Council. Emails will be read by staff during the public input sections.

Page

1. CALL TO ORDER
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council would like to acknowledge the Yuułu?iŋ?ath First Nation, 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.

4. LATE ITEMS
5. STATEMENT OF THE CHAIR
  - 5.1. Review of the Public Hearing Procedures
6. PUBLIC HEARING - DISTRICT OF UCLUELET OFFICIAL COMMUNITY PLAN BYLAW NO. 1236, 2020

- 6.1. Proposed Bylaw
  1. Public Notice Summary

3 - 732

2. Related Documents (Bylaw, Staff Reports, & Council Meeting Minute Excerpts)

- a. For the Public Hearing Notice and Official Community Plan Bylaw No. 1236, 2020, see Item 6.1. of the [2021 05 13 Public Hearing Agenda Part 1](#).
- b. For Council Meeting Minute Excerpts see Item 6.2. of the [2021 05 13 Public Hearing Agenda Part 3](#).

[2017-05-09 Regular Meeting Report](#)

[2017-12-12 Regular Meeting Report 17-71](#)

[2018-04-24 Regular Meeting Report 18-31](#)

[2018-06-26 Regular Meeting Report 18-65](#)

[2018-08-21 Special Meeting Report 18-86](#)

[2018-09-18 Special Meeting Report 18-89](#)

[2020-08-18 Regular Meeting Report 20-85](#)

[2021-01-12 Regular Meeting Report 21-05](#)

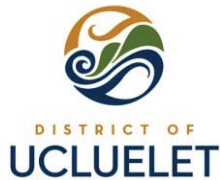
[2021-02-23 Regular Agenda Report 21-23](#)

6.2. Written Submissions Received During the Notice Period

- For written submissions received during the notice period see Item 6.2. of the [2021 05 13 Public Hearing Part 3](#).

6.3. Public Input

7. ADJOURNMENT



## STAFF REPORT TO COUNCIL

Council Meeting: MAY 9<sup>TH</sup>, 2017  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE No:** 3060-OCP

**REF. No:** OCP17-01

**SUBJECT:** UPDATE ON THE OFFICIAL COMMUNITY PLANNING PROCESS

**ATTACHMENT(S):** APPENDIX A – FINDINGS TO DATE

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

That Council considers the following:

1. **THAT** Council directs Staff to negotiate a Memorandum of Understanding with Vancouver Island University's Master of Community Planning Program to complete the review of the District of Ucluelet's Official Community Plan as detailed in the body of this report.

**OR**

2. **THAT** Council directs Staff to develop an alternative strategy to complete the review of the District of Ucluelet's Official Community

### **BACKGROUND**

In September 2016 the District of Ucluelet along with students and faculty from Vancouver Island University's Master of Community Planning Program conducted a four step review to collect community opinions on the District's Official Community Plan, and more specifically on any changes that citizens might like to see in the Plan.

Four events and an online survey were conducted between September and December 2016. These included:

#### **1. Planning on the Streets Day**

On Saturday, October 1<sup>st</sup>, 2016 between 10:00 am and 2:00 pm, students from the Master of Community Planning Program at Vancouver Island University fanned out across the District of Ucluelet to talk to people about their community. The students talked to approximately 105 respondents, and asked them the following three questions:

1. *What do you love about Ucluelet?*
2. *What do you think needs some work?*
3. *Any challenges or issues that could be addressed through the Official Community Plan?*

Responses were received from both citizens and visitors, with an estimated breakdown of 90% citizen/10% visitor participants. Overall, respondents were receptive and willing to offer their thoughts on these questions.

The responses are interesting both in the commonalities among the replies and the range of ideas presented. Respondents love the sense of community, the remote location, and their proximity to nature. Issues identified as “needing some work” included housing, infrastructure, and improving services. On the third question, respondents provided a variety of ideas, ranging from creating new park spaces, ensuring that the District provides for all ages in planning and engineering, and creating new opportunities for businesses. While these responses cannot be considered a random, scientific survey, they do provide a snapshot of the respondents’ concerns, ideas, and visions for the community.

A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents.

## 2. Information Table

Staff from the District of Ucluelet hosted an information table at the Autumn Artisan Market on October 7<sup>th</sup>, 2016. Attendees at the market could stop to discuss community priorities, as well as the goals and objectives of the current Official Community Plan. More than 50 people stopped by the table to share their views over the day.

## 3. World Café

Students from Vancouver Island University’s Master of Community Planning Program conducted a World Café on October 29<sup>th</sup>, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone’s contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- |                                      |  |
|--------------------------------------|--|
| 1. Development Permit Areas          | 6. Land Use Designations                                     |
| 2. Climate Change                    | 7. Housing and Commercial                                    |
| 3. Heritage and Culture              | 8. Industrial, Institutional, and Comprehensive Development  |
| 4. Natural Environment               | 9. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 5. Transportation and Water Services |  |

Participants were asked to sit at one table, then the student facilitator/note taker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

## 4. Open House

An Open House was held on November 26<sup>th</sup> at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review. “Kitchen table meetings” were also offered to any group that wished to have their own opportunity to provide input into the process.

The event was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others. Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

**5. Online Survey**

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24<sup>th</sup> to November 16<sup>th</sup>. In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

Appendix A and B summarize the findings from these activities.

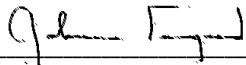
**SUMMARY:**

A substantial amount of input was collected over a short time period, largely due to the number of students involved in each event (approximately 20, as well as faculty from Vancouver Island University). Having a large group of students enables more widespread consultation methods than can be achieved with consulting resources or staff, as the costs would be excessive: the enthusiasm of students for engaging with community is also a benefit of the partnership between the District of Ucluelet and Vancouver Island University.

This report recommends that the District of Ucluelet consider entering into a Memorandum of Understanding (MoU) with the Master of Community Planning Program to complete the review of the Official Community Plan. While it is recognized that this MoU will provide greater detail on roles, responsibilities, and the details of the planning process, the commitment from both parties is as follows:

Activity	Time Frame	District of Ucluelet	Vancouver Island University	Estimated Costs for DoU
Complete a background report that details demographic trends, building statistics, and information from other sources, including survey/metrics that may have been collected by the District for other projects. Examine context/sense of place of the District compared to surrounding locales. Initiate project mapping.	Summer 2017	Hire 1-2 summer students to complete this review and assist Planning Staff with larger scale development proposals (along with other related duties)	Recommend students to the District of Ucluelet	Between \$10,000 to \$20,000, depending on the rate of pay

This background information will form the first section of the OCP				
Conduct additional community engagement events to generate awareness of current issues/anticipated outcomes	Summer 2017	Designed and conducted by student staff, costs covered by the District	Assistance of additional students provided for large scale events	\$3000 for event costs (rentals, insurance)
Prepare an Identified Issues Report and conduct a Gap Analysis of the current OCP. This will provide detail on recommended changes and will help to shape the vision, goals, objectives, and policies of the new OCP	Sept-Oct 2017	Provide an honorarium to VIU to conduct the work that will be completed by May 2018.	Involvement of students in PLAN 602: Citizen Engagement and through the new Island Studio, a community planning workspace that engages students in “real life” planning experiences, along with the involvement of registered professional planners and alumni from the Master of Community Planning Program. Undergraduate students with interests in community planning may also engage in larger-scale activities that require the involvement of many enthusiastic students. Every project will be managed by faculty (professional planners) from the Program and all work will be completed under direct supervision of the guiding faculty member	Costs estimated at \$40,000 to cover student travel, events, and provide honorariums to key students employed to complete the project. Further discussion on total costs will occur through the development of the MoU.
Conduct two community engagement events to share information on progress to date and confirm direction	Nov-early Dec 2017			
Prepare first draft of the OCP	Jan-Feb 2018			
Engage with the community through a series of events and information releases (open houses, website updates, online availability of the Draft OCP)	March 2018			
Complete final draft of the OCP	April 2018			
Consideration by Mayor and Council	May 2018			
Complete formal adoption process	Summer 2018	Referrals and readings completed by District staff		

Respectfully submitted:   
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 John Towgood, Planning 1



A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents. A full listing of the responses is provided in Appendix 1.

**Summary of Responses Received**

**Question 1 – What do you love about Ucluelet?**

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. The small community</li> <li>2. It is a great place to raise a family</li> <li>3. The Lifestyle – Surf/skate community</li> <li>4. The remoteness</li> <li>5. The trails, water, nature.</li> <li>6. Connection to nature and the related jobs. Fishing</li> <li>7. It is a great community</li> <li>8. Weather/Climate, no snow</li> <li>9. It is rural and quiet</li> <li>10. Loves the outdoor programs, availability of nature to kids</li> <li>11. Friendly Community</li> <li>12. The scenery and wildlife at the doorstep</li> <li>13. Walkability</li> <li>14. Scenic views</li> <li>15. Everything</li> <li>16. Peace and slow pace</li> <li>17. No chain restaurants, small local owned businesses</li> <li>18. Sense of community</li> <li>19. Clean air</li> <li>20. Nature</li> <li>21. Small town</li> <li>22. Surf</li> <li>23. Coast</li> <li>24. Lack of smell</li> <li>25. The nature: ocean, forests, proximity to the outdoors</li> <li>26. The small town feel: rural, being somewhat isolated</li> <li>27. It's a great place to raise kids</li> <li>28. It's safe</li> <li>29. Lots of small business is great</li> </ol> | <ol style="list-style-type: none"> <li>30. Small town and feeling of a small rural community</li> <li>31. Sense of togetherness in the closely knit community</li> <li>32. Warm friendly welcoming people</li> <li>33. It is a safe community for kids to grow up</li> <li>34. Activities over the weekend bring families and communities together</li> <li>35. The beaches are good</li> <li>36. Great sceneries</li> <li>37. The existing biking and hiking trails</li> <li>38. Beautiful ambiance &amp; nature</li> <li>39. Quiet environment</li> <li>40. Good people</li> <li>41. Good atmosphere, clean and fresh air</li> <li>42. Great work opportunities</li> <li>43. Beautiful surroundings</li> <li>44. Thriving community – the community is always improving</li> <li>45. Not so retailed community</li> <li>46. Love is to strong of a word- I like it</li> <li>47. Sense of community/close-knit- everyone knows each other</li> <li>48. Small town- everything is close</li> <li>49. People are friendly</li> <li>50. Easy to find a job</li> <li>51. Layout of the downtown core</li> <li>52. Harbor activities</li> <li>53. Weather</li> <li>54. Surfing</li> <li>55. Young demographics</li> <li>56. Scenery</li> <li>57. Sitting on the beach</li> <li>58. Quiet/sleepy town</li> <li>59. Healing</li> <li>60. Safe</li> </ol> |
|--|--|



61. Outdoor activities (wild pacific trail, park, camping)
62. Seafood/fish
63. Bears at fishery
64. Tourists
65. Accessible for house boats
66. Berries
67. Residents are involved in activities, especially in introducing more activities
68. for children (skate park, volleyball net)
69. Council is improving
70. Affordable real estate (visitor)
71. Great community feel
72. More family oriented than Tofino
73. Community Centre
74. Diverse backgrounds of citizens
75. Wild Pacific Trail
76. Access to Ocean and nature
77. Community fresh air
78. Rural feel
79. Limit commercialization
80. Individual entrepreneurs
81. Welcoming to outsiders
82. Community interaction
83. Family community
84. Safe environment for raising children
85. Outdoors
86. Beautiful place
87. The people
88. Recreational activities
89. Scenery
90. Lots to do
91. Togetherness
92. Trail system
93. Very accessible
94. Nice water front
95. Lots of parks
96. Small town feel
97. Different from Tofino
98. Quiet town
99. Natural beauty of landscape and parks/beaches
100. No box stores/chains
101. Community runs well
102. Great place to live and raise a family
103. Food sources (high quality/organic)
104. Close to other towns
105. Ocean close by  
(Green Point & Pacific Rim National Park)
106. Environment/small town feel
107. Nature, beauty, isolation
108. Idyllic
109. Community, family is here
110. Parking in core  
(behind drug store, Ukee rental centres)
111. No snow
112. Minimum lighting (or low lighting)
113. Entrepreneurship
114. Family vibe- everyone loves everyone and helps each other
115. Untouched nature, coast line clear
116. Youth just walk around
117. Small town, supportive community
118. Great rec programs, Wild Pacific Trail
119. Great schools! Great programming
120. The small community
121. Great place for a family
122. Lifestyle
123. Surf/skate community
124. Remoteness
125. Trails
126. Water
127. Nature
128. Being on the water, the trails, the views; not as slick as Tofino; the natural feel; everything is within walking distance; shuttle in summer to Long Beach; good awareness of water conservation by businesses.
129. Tourism is going well, that's good for my business. Tourism is on the increase. Starting a business here is easy, keeping staff is hard. The parks are great. The historic and cultural events are good.
130. Scenery
131. Management of natural resources
132. No franchises
133. Small community feel

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| 134. Feeling – sense of community friendly                         | 176. Affordable real estate – looking to buy |
| 135. Trail- very popular   | 177. Nature                                  |
| 136. Outdoor adventure community base                              | 178. Small community – everything is close   |
| 137. Awesome place   | 179. Playing pool with friends               |
| 138. Keep its charm  | 180. Cheap rent                              |
| 139. The small town feel - going to be lost                        | 181. Jobs – it was easy to find a job        |
| 140. Walkable, safe  | 182. People are friendly                     |
| 141. Access to areas that allow dogs                               | 183. Scenery                                 |
| 142. Nice walking trails   | 184. People                                  |
| 143. Unique historic aspects                                       | 185. Community                               |
| 144. Love historic ties/diversity                                  | 186. Access to trails                        |
| 145. Balance   | 187. Family recreation                       |
| 146. Just came here to work  | 188. Safety of the community for children    |
| 147. Like to walk the trails                                       | 189. Bear safe garbage cans                  |
| 148. The sense of community  | 190. Layout of the downtown core             |
| 149. The ocean   | 191. Wanted to live here since I was little  |
| 150. Being super close to the ocean                                | 192. Love is a strong word – I like it!      |
| 151. Small town feel – know everyone                               | 193. Quiet, peaceful, sleepy town (healing)  |
| 152. Proximity to the ocean  | 194. Bears at fishery                        |
| 153. Community facilities  | 195. Weather                                 |
| 154. Trails  | 196. Seafood                                 |
| 155. Scenery   | 197. Surfing                                 |
| 156. Family  | 198. People – young people and tourists      |
| 157. Coast line  | 199. More young people coming to town        |
| 158. Tourism   | 200. Tofino is full                          |
| 159. Great B and Bs  | 201. Scenery                                 |
| 160. Nature and trails   | 202. Fish                                    |
| 161. Location, nature, and scenery                                 | 203. Seafood                                 |
| 162. It is a small community                                       | 204. Friendly for house boats                |
| 163. People help each other  | 205. Berries                                 |
| 164. Despite tourism, still feels small                            | 206. It is very safe                         |
| 165. Nice to meet people from all over                             | 207. Sense of community                      |
| 166. Nature  | 208. How close everything is                 |
| 167. Ukee sport and social club                                    | 209. Beautiful scenery around                |
| 168. Community/family  | 210. Nice people live in Ucluelet            |
| 169. Close knit  | 211. Thriving community                      |
| 170. Great outdoor activities – Wild Pacific Trail, parks, camping | 212. Improving all the time                  |
| 171. People are more involved                                      | 213. Community activities always             |
| 172. Introducing children’s activities (skate park, volleyball)    | 214. People are good                         |
| 173. Small, quiet  | 215. Community togetherness                  |
| 174. Open and supporting community                                 | 216. Lots of activities                      |
| 175. School programs   | 217. Hiking trails                           |
|  | 218. Beaches, scenery                        |
|  | 219. Friendly people                         |

- 220. Small town
- 221. Nature in Ucluelet
- 222. Quiet environment
- 223. Relaxed ambience
- 224. Clean air
- 225. Beautiful nature
- 226. Good atmosphere
- 227. Beautiful surroundings
- 228. The trails
- 229. Sense of community
- 230. Warm, friendly, welcome to Ucluelet
- 231. Embracing outsiders
- 232. Small town
- 233. Nature and beaches
- 234. The way it is not so retailed
- 235. Good sense of togetherness
- 236. The community and the people
- 237. Recreational opportunities
- 238. Small rural community feel
- 239. Small community for kids to grow up in
- 240. Surrounding area
- 241. Lots of activities
- 242. Trails
- 243. Good energy
- 244. Nature and the ocean
- 245. Small town feel
- 246. Beautiful
- 247. Quiet
- 248. In my experience, best place to raise a family. Here for 25 years, strong sense of community, strong volunteer base
- 249. Nature, beauty
- 250. Humble
- 251. The people
- 252. Nature
- 253. Sense of community
- 254. Best place to bring up children
- 255. Community pride
- 256. We are all looking to improve it
- 257. People care
- 258. Things are being at community centre
- 259. Fishing
- 260. Great community
- 261. Water/climate (no snow)
- 262. Rural/quiet
- 263. Outdoor programs
- 264. Keep it slower than Tofino
- 265. Community/friendly
- 266. Scenery and wildlife
- 267. Walkability
- 268. Scenic views
- 269. Everything!
- 270. Peace and slow pace
- 271. No chain restaurants
- 272. Small business
- 273. Sense of place
- 274. Quiet
- 275. Clean air
- 276. Animals
- 277. Small town
- 278. Nature
- 279. Surfing

**Question 2 – What do you think needs some work?**

1. Parks/places for buskers
2. Greenspace and a square
3. Beautification/flowers growing on streets
4. Bylaw officer – needs to enforce existing bylaws, take beaches and parks back from the party crowd
5. Need regulation of outdoor activities
6. Limited medical services, educational opportunities
7. Balancing infrastructure (costs and maintenance)
8. Need a new school, either separate elementary and secondary or combined
9. Need at Multiplex
10. Indoor Public Swimming facility (community currently rents space at a motel)
11. Gym facility for gymnastics, basketball, etc.
12. Ice Arena
13. Need a place/parks/green space available for buskers, a source of income for young people
14. Beautification with green and flowers lining the streets
15. Need more Bylaw Enforcement, more officers during peak tourist season.
16. Increase in regulations and enforcement of bylaws that already exist but are not enforced.
17. Fewer tourists
18. Need to make it easier to start a business
19. Streamline rezoning, process for investors trying to bring in new businesses.
20. Improved waste infrastructure, recycling, compost.
21. Must keep pace slower than Tofino
22. Need for kid-friendly facilities, playing fields.
23. Need to work on bringing a vibrant boat basin, similar to Steveston/Granville Island.
24. More recreation facilities including outdoor education.
25. Need to upgrade/replace/build new sidewalks
26. Improve safety for walking around the schools.
27. Bicycle lanes
28. Sidewalks and roads
29. Beautifying the city, especially the city center
30. Highways need to be enlarged
31. Recycling, lots of things that could be recycled are still going to regular garbage. Also, the batteries are going to regular garbage because there is no proper way to discard them.
32. Activities for young people
33. Proper cycling project
34. More affordable housing
35. There isn't a recreation facility (swimming pool, ice rink, gymnasium)
36. Old blanket zoning prohibits people's ability to sell and do any renovations on their homes because commercial zoning makes it cost prohibitive
37. There needs to be more low-cost housing close to the downtown core
38. Concern about the speed with which Ucluelet is growing, people are concerned that it is becoming too much like Tofino
39. Very hard to make a living in the town
40. Increase housing with more housing options (introduce backyard cottages and laneway homes)
41. Allow bigger homes on small lots
42. Have back up water reservoirs to avoid shortages during summer
43. The whole infrastructure needs total upgrade
44. The bike trail to Tofino needs upgrading
45. Increase walkways for pedestrian's safety
46. Reinstate suites over detached garages
47. Increase bikeways for teenagers and children

48. Improve hydro connectivity
49. More accommodation for seasonal workers and tourists
50. More arts and theatre activities for the young and old
51. Reduce on the taxes, seasonal businesses do not have enough income
52. Parking around businesses
53. Mapping orientation
54. Change the name, something easier to pronounce
55. Shuttle bus connecting to Tofino (merge the two towns- especially in summer)
56. More action around whiskey dock (fisherman selling fish -connect to the community)
57. Kiosks displaying available tours (especially four tourists) at inner Boat
58. Basin
59. Public access to beaches
60. No accommodation (only short term rentals)
61. Instead of multiplex, something smaller scale
62. Ice rink or rec space (don't need new pool)
63. No dentist in town
64. Fishful thinking (not just wishful – fish related) needs to be open year round
65. More seafood options
66. A community center/rec center with a pool
67. Soccer fields are unusable, they need maintenance
68. Lights on Tugwell baseball fields, to play in the dark
69. Need to take advantage of available space
70. More small businesses
71. Lack of parking (needs to go back to parallel)
72. Lack of public toilets that are open all the time
73. More participation from citizens in activities
74. More athletic programs, not enough teams
75. Have to travel to join neighboring town teams
76. Accessible parking spots need improvement for physically disabled – not actually accessible in some spots, only signage
77. Better indoor, large room recreation space / multi use
78. E.g. UAC and Rec. Hall old and dilapidated and new Community Centre does not have a large hall/gym/multi use room for big events
79. Intersection of Peninsula Rd. and Main St. extremely dangerous, esp. during busy tourist summer season
80. Need for new K-12 school
81. More side walks
82. Increase biking
83. Increase hydro connection
84. More community events during the year
85. Safe biking trails for kids
86. Housing
87. Jobs are seasonal
88. Increase job length/ fulltime
89. Roads
90. Playground/parks
91. Sidewalks
92. Bigger house on small lots
93. More flexibility on housing availability
94. Pedestrian walkways on older street that don't have
95. Roads needs to be more welcoming
96. Hydro needs to be underground
97. New school
98. Arena and gymnastics
99. Public pool – currently renting a hotel's pool
100. Connections to nature and related jobs
101. Recycling (glass bottles going to garbage)
102. Sidewalk upgrades around schools
103. Bike lanes
104. Sidewalks
105. Beautification program

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| 106. Highway needs to be wider  | 144. Allow businesses to grow organically                                |
| 107. Kid facilities/playing fields  | 145. Housing   |
| 108. Vibrant boat basin   | 146. Inadequate housing  |
| 109. New school and upgrades  | 147. Seasonal jobs – need long term jobs                                 |
| 110. Proper cycling spaces  | 148. Increase tourism  |
| 111. Water filtration   | 149. More infrastructure – sidewalks/lights                              |
| 112. Environmental problems   | 150. New school  |
| 113. More affordable housing  | 151. Get signs on the roads for tourists                                 |
| 114. Outdoor rec facilities   | 152. Lots of work being done already by Council and Mayor                |
| 115. Sidewalks  | 153. More arts and theatre activities                                    |
| 116. Fix roads and sidewalks - widen  | 154. Taxes are high (not enough people)                                  |
| 117. Waste infrastructure   | 155. Mapping orientation information                                     |
| 118. Recycling/compost  | 156. Population –not enough tax payers                                   |
| 119. Fix sidewalks  | 157. Community centre  |
| 120. Easier to start a small business   | 158. More biking trails for children and teens                           |
| 121. Rezoning – easier to invest money  | 159. More activates  |
| 122. More amenities   | 160. Improve hydro connections   |
| 123. Meeting current needs of the community   | 161. Streets and sidewalks need improvement                              |
| 124. Managing tourism influx  | 162. Improve parking at businesses                                       |
| 125. Living wage  | 163. Need enforcement  |
| 126. Managing diversity of jobs   | 164. Dentist   |
| 127. Staff housing availability   | 165. Community centre/rec centre/pool                                    |
| 128. School programming – limited resources and population influx   | 166. More signage from Black Rock to harbour businesses                  |
| 129. Opportunities to pursue activities   | 167. Change the name – hard to pronounce                                 |
| 130. Infrastructure and resources appropriate for location/climate  | 168. Bus to Tofino – Ucluelet shuttle bus                                |
| 131. Proper building materials for climate  | 169. Merge the two towns in summer, especially for access to the beaches |
| 132. Blanket rezoning- variances  | 170. No accommodation (only short term rentals)                          |
| 133. Zoning map – colours   | 171. Nothing   |
| 134. Low cost housing   | 172. Good environment and services                                       |
| 135. Industrial protection  | 173. Add lights to the baseball field                                    |
| 136. More places for youth  | 174. Needs to be raised sidewalks  |
| 137. Not a lot of people my age – early 20s   | 175. Main Street needs to be   |
| 138. Difficult to get year-round work   | 176. Make it safer at co-op intersection                                 |
| 139. Elementary school  | 177. Better signage to direct people around                              |
| 140. High school – outdated text book programs and cuts to funding. ½ the funding has to be raised before we get district funds | 178. Dog bylaws  |
| 141. R1 multi with allowable use  | 179. Lack of affordable housing  |
| 142. Maintain greenspaces – keep rural  | 180. Don't improve too much  |
| 143. Parking in core  | 181. This is not Carmel California                                       |
|   | 182. School is dated – room for expansion                                |
|   | 183. More emergency planning   |

184. Would like to see plans for the area  
 185. Sidewalks – to schools, bike trails  
 186. Walking, sidewalks, safety for kids  
 187. Three way stop on Main Street  
 188. Too quiet  
 189. More community gathering spaces  
 190. A park in town  
 191. More wayfinding  
 192. Development of a Town Centre  
 193. Cultural gathering area/space  
 194. Get away from smell of vehicles  
 195. Housing – lack of affordable housing  
 196. No rentals  
 197. Middle income housing  
 198. Improve church  
 199. Better quality food – rotten fruit.  
 200. More options for food  
 201. Development  
 (don't make the town like Tofino)  
 202. School and dental/health services  
 203. Improved hotel accommodations  
 204. Community needs education and  
 knowledge of OCP (transparency)  
 205. Improve downtown core with more  
 businesses to make a more vibrant  
 place  
 206. Connect downtown with other areas  
 207. More vacation rentals/tourism  
 208. Small businesses need to thrive  
 209. Sidewalks (old and pitted)  
 210. Obstacles with funding  
 211. Lack of employment  
 212. Struggling industries of fishing and  
 logging  
 213. Too seasonal-based  
 214. People are afraid of change  
 215. Surf shops at every corner  
 (have more to offer community)  
 216. Tourist focused  
 217. Lack of clothing shops  
 218. Can't stay here year round  
 219. Campgrounds close early and then  
 tourists ask locals to camp in yards  
 220. Not a vibrant community -  
 won't buy house and live long term  
 (middle-aged professional)
221. Young save money to move  
 elsewhere  
 (teens/early 20s)  
 222. Not as fun as Tofino for youth  
 223. No childcare/social services for  
 families  
 (nothing across the board)  
 224. Don't want tourism  
 225. Community should grow organically  
 226. People priced out of affordable  
 housing  
 227. 50% retirees on fixed income and  
 can't  
 afford housing costs  
 228. Place to play hockey – air and floor  
 229. Impressed with John Towgood –  
 looks for win-win everywhere.  
 Frames to public that Council makes  
 decisions.  
 230. Ocean west – clear cut of buffer zone  
 231. Strong implementation  
 232. Swimming pool (public)  
 233. Summer trash collection  
 234. Native history museum  
 235. Native education program  
 236. More access to water on inlet trail  
 237. Community garden – flowers, flower  
 bed  
 238. Aquatic centre  
 239. Play park  
 240. An electric car system  
 241. Road development 45-66  
 242. Social life, amenities  
 243. New school, multiplex  
 (pool, floor and ice hockey)  
 244. Bylaws to restrict drinking in the  
 public  
 245. If bylaws exist they need to be  
 enforced  
 246. Boardwalk along harbour  
 247. Blanket rezoning in 1999 – revert  
 back to  
 Allowable Use – reset Section C  
 248. Facilities for kids  
 249. Playing field at Tugwell

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>250. Vibrancy in the boat basin (think Steveston, Granville Island)</li> <li>251. New school (emergency-proof)</li> <li>252. Outdoor education programming</li> <li>253. Camps from VIU – Outdoor Education</li> <li>254. Expansion of trails – to boat basin</li> <li>255. Tie the spaces together</li> <li>256. See the beauty of the area</li> <li>257. Capitalize on vistas</li> <li>258. School site</li> <li>259. Athletic complex, pool</li> <li>260. Sidewalks</li> <li>261. Garbage bins</li> <li>262. Proper wildlife facilities</li> <li>263. More efficient communications</li> <li>264. Get the community involved</li> <li>265. Housing and jobs</li> <li>266. Education for children</li> <li>267. Instead of a multiplex something smaller</li> <li>268. Ice rink or rec space</li> <li>269. More teenage boy activities</li> <li>270. Soccer fields need maintenance</li> <li>271. More sports</li> <li>272. Athletic programs</li> <li>273. Don't have enough teams</li> <li>274. More action around Whiskey Dock – selling fish and local fishermen connecting to community (CSF)</li> <li>275. Kiosks telling what tours are available especially for tourists at the Boat Basin</li> <li>276. Parking – parallel (need to go back to parallel)</li> <li>277. Lack of public toilets that are open all the time – one at the aquarium and one other but are not open enough</li> <li>278. Need more housing – lots of young adults coming here to work in the summer, need more affordable housing</li> <li>279. More programs for kids</li> <li>280. Programs hosted in the multiplex are hockey only, attracting males, costly</li> </ul> | <ul style="list-style-type: none"> <li>281. More small businesses, less hoops for them to jump through</li> <li>282. Need more participation from citizens</li> <li>283. Bike trail to Tofino</li> <li>284. More walkways</li> <li>285. More activities</li> <li>286. Housing flexibility – allowing more options like backyard cottages, laneway homes</li> <li>287. Bigger homes on small lots (32 square foot ratios)</li> <li>288. Reinstate suites over detached garages</li> <li>289. Older streets need better walkways</li> <li>290. Replan the services/water</li> <li>291. The roads need to be made wider</li> <li>292. Sidewalks</li> <li>293. School should be upgraded</li> <li>294. Water system needs to be updated</li> <li>295. Infrastructure needs total upgrade</li> <li>296. 1200 people is 30,000 in summer</li> <li>297. Cell tower</li> <li>298. Needs more work</li> <li>299. Hospital</li> <li>300. Roads from Port to town</li> <li>301. More public art</li> <li>302. Affordable housing</li> <li>303. amenities for seniors</li> <li>304. no rental space for workers</li> <li>305. new family affordability</li> <li>306. activities – preserve history</li> <li>307. a plan for squatters during the summer</li> <li>308. less tourists</li> <li>309. No choice in education. No hospital, difficult to get into a health centre, long wait times; Tofino has a hospital but does the bare minimum. There are very limited rentals and the average rent is high, I pay \$865/month for a small 2 bedroom unit not including utilities, plus I need to rent a separate storage unit. The reasonably priced units have mold damage. Units with views are very expensive even if small.</li> </ul> |
|--|---|



- 310. Home prices and taxes are high. Housing for staff is difficult, vacancy rates are low. Some staff live in campers and tents. Most businesses are busy only from May to the end of September. Many employers are seasonal. We need to support struggling industry, have more year round industry. Need competition to the one grocery store – the prices are too high. Need a public washroom in the middle of town or better advertise the one at the info centre.
- 311. In the past, had industry in Ucluelet. People worked hard and played here. I love the tourism season but this is a very depressed economy in the winter. Need to promote a more diversified economy, not just tourism. Jobs that offer persons the ability to raise a family. Parking is an issue in town. We need to notify residents when properties get rezoned. The average house price is \$250,000-\$300,000. It's hard to make the down payment.

**Question 3 – Any issues or challenges that could be addressed through the OCP?**

- 1. No changes – Council doing well
- 2. Love this place!
- 3. Education – more say in funding
- 4. Increase road widths
- 5. Increase walkways and bike lanes
- 6. Widen road
- 7. Affordable housing for permanent residents
- 8. Water filtration
- 9. Sewage infrastructure
- 10. Public washrooms
- 11. More signage
- 12. City should be age friendly for seniors
- 13. Supporting schools – population influxes, limited resources
- 14. Vacation rentals and seasonal worker rentals
- 15. Managing tourism with the needs of the year round community
- 16. Expecting mothers have very limited resources in the community to give birth
- 17. Like to see the hospital updated – make it possible for young families to be here
- 18. Also for seniors – we are losing them due to lack of affordable housing
- 19. Make roads wider
- 20. Sidewalks
- 21. New rec facilities
- 22. Ensuring community feel
- 23. Zoning issues
- 24. Not all for tourists
- 25. Keeping unique
- 26. All the infrastructure
- 27. Redesign the Main Street intersections
- 28. Parking (businesses are effected)
- 29. Bike paths
- 30. Businesses don't make it – not enough activity
- 31. Fishful thinking – needs to be fishing year round, more seafood options
- 32. More young people coming into town
- 33. Better signage

34. Detached housing choices in multifamily zoning
35. Quality of life choices in zoning
36. Expansion of roads and develop roads accessing the waterfront
37. Paddle boarding and kayaking
38. 30 day stay should be adjusted – improving zoning bylaws for visitors
39. Need more social activities
40. Dancing
41. Water problem – gross, wrong colour. This is a costly, major concern
42. B&Bs – how long do you have to live in a place to have vacation rentals?
43. Planning department has been stopping development from occurring (church)
44. More communal spaces – don't use the same space for all community events
45. New areas for business
46. Housing – need more and no one is renting to people with pets
47. Need a police sergeant
48. Need a bylaw enforcement officer full-time
49. Illegal camping
50. Council is improving – needs to be more open with social media and communication (especially on water)
51. Schools need to offer more programs and housing needs to be affordable
52. Steel structured staff housing
53. Trades – got rid of metal workshop at the high school
54. No trades are offered now
55. Sidewalks (Marine Drive to light house – just putting in gravel)
56. More infrastructure based
57. Rental units, carriage home allowed
58. Affordable housing
59. Sea-can housing for students
60. Government and municipal housing
61. Traffic on Peninsula and Main Street intersection
62. More focus on trails
63. Economic focus on tourism
64. Community based nutrition/food education
65. Cheaper food
66. More affordable housing
67. More control over the scene at beaches/parks/public places where the party crowds gather.
68. These people are typically visitors, do not respect the peace and nature of the place.
69. Don't want the town to grow too quickly. Slow, gradual developments are good. No mass developments.
70. It is too crowded during the summer.
71. There is a lack of amenities, services.
72. No nightlife or social scene compared to Tofino.
73. Wants to keep promoting tourism as it is where the jobs are now.
74. Completion of a boardwalk along harbour/waterfront.
75. To bring vibrancy to village etc., new regulations to promote food trucks.
76. Lack of money for high school
77. Problems with electricity
78. City should be more age friendly for seniors
79. More public washrooms
80. More signage
81. Water filtration
82. Changing the blanket rezoning back to residential or at least allow people to have residential zoning on their property
83. Protect industrial lands
84. Protect greenspace
85. Keep the town unique
86. Promote a recreation facility
87. Ensure the community feel and don't let it all become centered toward tourists
88. Better signage – Tourists get lost when walking in the streets
89. Redesign the main streets intersection
90. Increase housing options and loosen the existing limitations on housing
91. Detached housing choices in multifamily zoning

92. Expand roads to increase access to beaches to promote activities like kayaking
93. Improve the zoning by laws
94. 30 day stay for visitors policy should be removed or revised
95. Widen the roads
96. Improve bikeways
97. Increase accommodation for seasonal workers
98. Improve street lighting
99. A new school K - Grade 12
100. Allow residents to put a tent at the backyard
101. Water issue (gross, wrong color)
102. Council needs to be more open with communication, improving social media (for people that can't attend meetings) especially with water concern
103. 2011 OCP didn't go over well
104. Zoning regulations regarding Bed and Breakfasts, Air BnB, specifying how long you have to live in a place in order to have a vacation rental
105. More communal spaces (don't use the same places for all the community events)
106. More signage from Black Rock to harbor and businesses
107. Make it easier for businesses to enter the area
108. Planning department has been stopping development to occur (the church in town)
109. Schools need to offer more programs that are accessible to everyone
110. Programs are hosted in multiplex (mostly hockey- expensive, and male oriented)
111. Trade programs especially, they got rid of the metal workshop at the high school and now none are offered
112. More affordable housing options (possibly steel structured staff housing) and for young adults
113. More pet-friendly housing
114. Needs a full time by law department
115. Clean up after dogs - owners
116. There needs to be raised sidewalks from Marine Dr to light house (they are just putting in gravel)
117. Main street needs to be widened, it's too busy
118. Co-op intersection needs to be safer and easier to access/maneuver
119. Multi-use / hockey arena or rink
120. RCMP building relocation OUTSIDE tsunami zone (currently below the level)
121. Disabled parking to reflect the BC building access code (part of BC building code) handbook - available online
122. District office and aquarium have inadequate accessible parking
123. Intersection of Peninsula and Main made safer with light, traffic direction or signage – dangerous at busy times but also year round
124. Accommodation for part time works in town
125. Season workers
126. Increase road access
127. Remove restriction of 30 days stay for visitors in OCP
128. Detached housing
129. New school, school is old and possess unhealthy environment for the kids
130. Proper parking
131. Safe beach access
132. Increase safe travel in the streets, decreasing speed limits and inclusion of proper signage
133. Help with road safety
134. Increase the number of bike trails and lanes
135. Allow land owners the use of tents in their back yards
136. Some locals said none at the moment.
137. Enforce pets on leashes with regulations

- 138. Hospital rezoning
- 139. Waterfront planning: create boardwalk master plan for improved walking
- 140. School rezoning
- 141. Park/Beach regulations on usage
- 142. Alcohol consumption
- 143. Family friendly initiative
- 144. Employment strategy for small businesses
- 145. Blanket rezoning created in 1999
- 146. Zoning remapping by previous community planner
- 147. Commercial vs residential (Bay Street divide)
- 148. Enforce banning large scale infrastructure
- 149. Protect affordable housing for retirees who are on a fixed income
- 150. Plan made to not price people out of community - rising housing prices
- 151. Options for residents to challenge zoning remapping because can't afford hundreds of dollars to propose to council.
- 152. Industrial lands protected and regulated (trucks, smells, noise, etc.)
- 153. Absolute protection of green space
- 154. Setbacks on properties
- 155. Property map at all meeting for residents
- 156. Parking off main areas near Bay Street so pedestrians can walk along the streets and shop more easily.
- 157. Preserve uniqueness of Ucluelet
- 158. Limit franchises
- 159. Improve zoning regulations – more flexibility for great ideas
- 160. School improvement
- 161. Earthquake preparedness
- 162. More community events like sport competitions and cultural festivals
- 163. Plan to improve job market in the winter
- 164. More trash bins and cigarette bins
- 165. Not sure need more information
- 166. Housing issues
- 167. Employment year-round
- 168. Not just surf shops on every corner
- 169. Shops
- 170. Permit process – make it easier to start a business
- 171. Industrial lands protected as industrial lands (fishing)
- 172. Regulate but don't remove industrial lands
- 173. Absolute protection of green spaces
- 174. Rain forest, not urban-style town
- 175. Support local businesses – no big box stores
- 176. More consultation
- 177. Low cost housing is very important
- 178. Re-look at food trucks – allow more in
- 179. Doggie bags
- 180. Garbage bins
- 181. Affordable housing
- 182. Vacation rentals
- 183. 2% tourism charge – where is it going?
- 184. Make it easier for small businesses
- 185. Strategic planning
- 186. Move things forward faster
- 187. School – K to 12
- 188. A tent at the backyard
- 189. Housing limitations need to be loosened up
- 190. Narrow roads
- 191. Increase bike paths
- 192. Part time and seasonal workers have no accommodation
- 193. Don't grow/develop too quickly
- 194. Too crowded during summer
- 195. Lack of amenities and services
- 196. No night life/social scene
- 197. Keep promoting tourism
- 198. Complete boardwalk on waterfront
- 199. Keep people employed
- 200. Food trucks – change regulations and increase permits
- 201. Electricity
- 202. Lack of money for high school

203. In the fall and winter, the drinking water is often brown, water filters are black in no time. Do we need a better filtration system? The garbage cans downtown need to also have recycling cans – have dual garbage and recycling.
204. Foreign investment is increasing housing prices. There are no sports leagues any more. The rec department could organize sports leagues. Water is an issue, turns brown at times. Commercial connections are expensive. No plan for pipes in some places. The system is old, people don't know where their pipes are. The rates keep going up but there is no communication as to *why* – we just get sent a bill. Need better communication to explain why?
205. The church across from the co-op is privately owned. The guy who bought it invested his money and had ideas to develop an event and wedding venue there. But he was denied rezoning because he couldn't provide enough parking. There is no compassion for that guy – District should work with individuals who have ideas to establish new businesses. We need to lobby the provincial government



**Summary of the Event**

As part of the series of public involvement events intended to collect preliminary direction from the community on the Official Community Plan, students from Vancouver Island University’s Master of Community Planning Program conducted a World Café on October 29<sup>th</sup>, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone's contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- |                                       |   |
|---------------------------------------|---|
| 10. Development Permit Areas          | 15. Land Use Designations                                     |
| 11. Climate Change                    | 16. Housing and Commercial                                    |
| 12. Heritage and Culture              | 17. Industrial, Institutional, and Comprehensive Development  |
| 13. Natural Environment               | 18. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 14. Transportation and Water Services |   |

Participants were asked to sit at one table, then the student facilitator/notetaker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

Information collected from this session is attached. These notes, along with the information collected from the “Planning on the Street” Event in October and November’s Open House will allow the MCP Students to identify key issues that may be addressed in the upcoming Official Community Plan Review.

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## Developmental Permit Areas (DPAs)

### Table Questions:

1. **What words would you use to describe the character/look of Ucluelet? (*today and what you would like to see in the future*)**
  - Old fishing village
  - Ugly sidewalks
  - Like the building style along peninsula
  - More green space needed
  - Few updates needed
  - Need more of an outdoor look – people want to experience the outdoor environment.
  - Improve ecotourism
  - Quaint look
  - Love the traditional look
  - Shabby – first impression
  - Entrance needs to be revitalized
  - The older part (village square) has a different style than the rest – houses are becoming old. Growth is not consistent, and is losing the sense of community.
  - Humble, comfortable
  - Contemporary
  - Historical west coast fishing logging and friendly community
  - Protect what is here
  - Opportunity to plan for tourism
  - Good separation between residential and commercial
  
2. **The Plan supports keeping commercial and professional uses concentrated in the Village Square. Does this fit with your image of Ucluelet?**
  - Yes – encourage walkability, keep everything close together, residential on the outskirts, and make Main Street a one lane. Close off road turn into green space (next to district office. The co-op entrance and exit is bad, needs to be changed. Should be an inlet and outlet at separate ends.
  - Peninsula is a better place to expand, village square is small.
  - May not be conducive for pedestrians.
  - Parking is a mess in summer
  - Needs more mixed use spaces
  - Marine drive – more business along it. Also more business on the peninsula road and less business sprawling in the center.
  
3. **For the Village Square, what can the District do to emphasize our spectacular location, history, and other aspects that make Ucluelet special?**
  - Green space, encourage more market, more community events.
  - Make it more inviting, with landscaping
  - The Village needs to protect its public areas.
  - Old church to be converted to a pub.

- Close off Main Street and convert it to a place where community activities can occur.
- Change angle to parallel parking
- Proper stoplight at main street
- Pedestrian crossing needed
- Main + peninsula is a confusing corner
- Public washroom needed
- No proper signage
- RV parking in old parking lot
- Walking area along Imperial Lane should be developed; more pedestrian friendly environment.
- They have done a good job in this place – the aquarium is a good example, but there is not much connectivity in the front.
- Walkway along the entire water edge; no consistency.

**4. There is the option to create a more unified streetscape on Peninsula Road and Main Street. There would be guidelines in place for new construction, then existing buildings could change over time to meet the new “look” of Ucluelet.**

- **What do you think about that option?**
- **How would you describe your ideal streetscape?**
- New look should have character.
- Height regulation needed
- More pedestrian friendly
- No franchising in the area – great. Don’t include it in the area.
- Locals should get discount, no incentive for locals at the different businesses.
- Find a way to get people to paint the houses, and don’t build anything over 2 storeys.
- Designate materials, maybe woods.
- The Boulevard is a good example but it needs more trees.
- Main Street – in the intersection there is a yellow house that should be preserved (history).
- Guidelines are ok, but not to dictate. Don’t like dictation for finishing’s. Don’t like the use of materials like stucco or vinyl.

**Other:**

- Concern with resorts fitting into the look of Ucluelet
  - Resorts block the view of residences
  - The trail is disconnected
  - Need signage for RV camping.
-



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## Climate Change

### Table Questions:

1. Are there any programs or initiatives that you would like the District to pursue?
2. The District has committed to governmental and non-governmental partners to promote a per capita reduction in GHG emissions within the Region and Ucluelet by: 33% by 2020 and 80% by 2050. This means reductions both by Ucluelet (vehicles and buildings) and residents/ tourists. How can we achieve this?
3. Do you have any ideas on how the District could help to reduce “the human footprint” of citizens, tourists, and Ucluelet?
4. What could we add to the OCP to encourage people to take a more “green” approach to development in Ucluelet?

### General Comments for all 4 Questions:

- Need for a compost system
- Increase bicycle infrastructure, encourage as a form of transportation
- Transit system
  - Look at models used on Salt Spring and Gabriola Island
- Generate alternative forms of energy within the community
  - Storm surge/wave energy
  - Wind
  - What could be possible for these ideas
  - Use pilot projects to start small
  - Goal: to be completely self sufficient
- More awareness and education on climate change issues and what each resident can do better.
- Develop a park and ride system
  - Tofino-Ucluelet
  - Town Centre-Parking at junction
- Become a test community for alternative energy projects
  - Pilot projects as part of Outdoor centre on Wild Pacific trail
  - Work into OCP for implementation over time
  - Create partnerships with Tesla, others leading in technology in all areas of wind, solar, wave and micro projects.
  - Goal to be off the grid
- Need to manage traffic flow, parking in peak summer season
- Promote sustainable packaging options in local businesses
  - Paper, recyclable
  - No Styrofoam

- Push businesses to buy more responsible products
- Implement regulations for new builds
  - Low flow toilets
  - Measures to reduce water use
  - Use water meters
- Leadership – Regulate standards beyond the minimum requirements
  - Extend programs through businesses, operators and partnerships
  - Include tourists in education and awareness programs
  - Create programs based on empowerment and partnerships
  - Increase communication from local government on these issues
  - Take “Words to Action”

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## Heritage and Culture

### Table Questions:

1. **Places: are there specific sites that should be profiled for their heritage and culture values?**
2. **Activities: What can we do to celebrate the heritage and culture of Ucluelet? (currently we have Ukee Days, Pacific Rim Festival, others)**
3. **What about signage/tourist information?**
4. **There have been discussions about a heritage museum in Ucluelet. What are your thoughts on the location/programming at the museum?**

### General Comments for All 4 Questions:

- An education center near the pacific trail is proposed be built: outdoor/indoor study, seek university as partner (like Banff’s style);
- Favorite Cultural characteristics:
  - Simple life; natural surroundings
- Favorite heritage site:
  - The yellow house on Peninsula
  - St. Aidan on the Hill Church.
- Cultural identity confusion: many newcomers bring new thinking, many things change, the residents want to find what their own culture is: we need a clear identity for Ucluelet
- Need to unify Tofino and Ucluelet with respect to peninsula development
- Need a good museum; let the young people know the history.
- Hope that more residents - especially the young – get engaged and involved in the community
- One issue: tourists confuse private pathways with public paths as they try to access

- the Pacific Rim Trail
- The Trail can be a great resource to the tourist industry
- Ucluelet has a split image: both rough neck and a tourist destination

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## Natural Environment

### Table Questions:

1. **How can we avoid human/wildlife conflicts?**
2. **It rains here sometimes. How can we better manage or even benefit from stormwater runoff?**
3. **What sustainable management approaches would you recommend for the natural areas in and around Ucluelet?**
4. **What do you see as the biggest issue for the next decade for this topic?**

### General Comments for All 4 Questions:

- Keep Wild Pacific trail intact
- Work to minimize wildlife conflicts in urban area.
  - Increase Bear Aware programs
  - Maintain corridors for wildlife to traverse community
- Balance user experiences with conservations
  - Propose education for community
  - Support with policies in OCP
- Enhance trail management to ensure users remain on trail and not stray to trample vegetation
  - Increase signage, education or users on environmental stewardship
- Implement policies to promote a sustainable water supply
  - Make it easy to residents to have rain water collection as a means to reduce impact on municipal system.
- Concerns with population increases during peak visitor season, lack of concern from tourists on green space and protection of nature.
- Need for better education and awareness for waste management
  - Need to lock up garbage from wildlife
- Promote accessibility and understanding of green space and its value
- Development of school programs in sustainable practices
- Need for a review of rain runoff infrastructure, storage capacity with lack of snow
  - Reduce stress on the municipal system during dry summer months
  - Strict enforcement of water restrictions, education
- Need for more education and awareness on wildlife conflicts
  - Better waste management
  - Allowing space for wildlife, corridors
  - Develop baseline data on wildlife locations, current information and practices

- Use data to develop better policy on wildlife issues
- Need for direction and allowance for water storage units on private property
  - Large scale water collection to reduce dependence on public supply
  - Apparently the school currently has a rainwater collection system?
  - Increase in capacity for gardens, emergency services
- Need for controls on new development
  - Regulate new builds
  - Maintain green assets, key trees, corridors and vegetation
  - Create firm rules, regulation and policies
  - Enforcement of those policies, not bow to developers with money
- Better leadership from council
  - Step out of offices, become educated on options and legislation
  - Be proactive with decisions made.
- Be smart on deer controls
  - Education and awareness of feeding deer, may be harmless, leads to predators to follow deer into community
  - Extend education to kids/tourists
  - Make effective use of local expertise on these issues
- No more development on the shoreline
  - Need to make this happen instead of just talking about it.
  - Stand firm against the developers who have money to compensate
  - Do the right thing, instead of focus on increasing tax revenue
- Education of council on broad issues, not always about making money

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## Transportation and Water Services

### Table Questions:

1. **What do you see as the biggest issues in transportation and roadway infrastructure for the next years?**
  - Huge increase in traffic
  - Lots of sidewalks
  - Roads need to be more cycle friendly
    - Lots of cyclists are coming from Tofino
  - There should be bike shelters → it rains so much
  - Helen Road:
    - Narrow road and the hill needs sidewalks
    - School zone means using Helen Road when there in a rush
  - Intersection of Main St + Peninsula Rd
    - Tourists don't know what to do at the intersection → it crosses diagonally
    - Pedestrians cross in wrong area
    - The crosswalk is in the wrong spot → not the shortest route

- Stop sign doesn't work → needs to be more pedestrian friendly
  - Needs to be uniform sidewalks on both sides of the street
  - Main St. Hill
    - There is lots of tourists and not enough parking
  - Public parking is too far from downtown
  - Needs to be more parking especially due to the Wild Pacific Trail
  - There doesn't need to be parking for each business in the downtown core
    - But have a general parking area → in the downtown core so people will stall walk
    - Vacant lot in downtown area could support this
    - Walking routes should support this
  - Main harbor parking is too full from people leaving their cars there overnight
    - Need long-term parking somewhere else in the city
  - Road in front of Aquarium should be pedestrian only
  - There needs to be more signage for pedestrians
  - Stopped using light house trail → too crowded
    - Doesn't want Tofino congestion
  - "Strangers" are changing neighborhood/community dynamic
    - Wants to preserve the essence of Ucluelet
  - Congestion by Pub and Zoey's bakery
  - Bay St and Peninsula are very congested
  - Cars parked on the street are causing issues → very dangerous
  - There needs to be an alternate route up Nora Rd past community center to take pressure off Peninsula Rd
  - RV's driving through town to lighthouse creating a crowded street
    - Needs to be signage for large vehicle routes and parking away from the cannery
  - Needs to be more public transit for people for people in outlying areas of town
    - Hitacu → Community across the bay
    - Millstream
    - Tofino
- 2. There have been discussions on finding a new water source. Any comments on this?**
- 3. How can we better integrate different forms of travel (walking, bikes, scooters, cars?)**
- 4. How can we better manage tourism-related traffic in peak times?**

**General Comments to Questions 2-4:**

- Lots of complaints about water color
- It is a sludgy brown color that stains clothes yellow
- Has to resort to purchasing all my drinking water
- Needs to be better communication regarding water quality
  - What is acceptable and what is not?
  - Understanding water storage and filtration
- Water is too "mineraly" → very suspicious
- Not feeling too impacted by it yet

- She filters the water doesn't see a problem with the quality
- There is drought conditions in summer
  - Bylaws are needed to encourage conservation (rainwater harvesting)
- Kennedy lake could be a new source for water
- Lives off grid\* water supply isn't an issue
- Municipal water is very bad and unpleasant
- Embarrassing for hotels

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## Land Use Designations

### Table Questions:

1. **The OCP supports a broad range of commercial, residential, and business in downtown Ucluelet. What can we do to improve this mix?**
2. **The Village Square is the main gathering place identified in the OCP. How can we draw more people/events into this Square?**
3. **Parks, trails, and open spaces are a key part of Ucluelet. Any thoughts on how we can improve linkages/spaces?**
4. **Looking to the future, how should Ucluelet manage tourism-related growth or new uses (like AirB&B) that might need to be addressed?**

### General Comments to All 4 Questions:

- Need more and better sidewalks
- Whiskey Landing need to stay
- Build a hotel
- Town centre can be developed as an anchor to attract more tourists
- Town core needs more commerce
- Need to provide more parking lots for tourists
- Provide more activities on the coast: kayaking, surfing and so on
- Build retail, office, residential
- Food issue: need a piece of land to build "Community Garden" to provide local food.

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## Housing and Commercial

### Table Questions:

**1. Ucluelet continues to experience a fairly high growth rate (over 9% between 2006 and 2011). How can we manage growth?**

- Learn from Tofino and clearly separate from Tofino
- Enforce strictly residential zoning areas
- Bring in young entrepreneurs with new energy to turn around local businesses (i.e. new owners transformed bowling/café building and pizzeria)
- Only develop currently zoned and existing land (use what we have)
- Don't make it difficult for building and development
- Needs more summer accommodations
- Promote winter season
- Need development relevant to the area
- Planning initiatives
- Someone working with planner to regulate and enforce bylaws
- Adjust to meet growing needs of families (elementary school most growth among school age students)
- Introduce an advocacy policy
- Need jobs that pay well

**2. Housing affordability has been identified as an issue. What would you recommend to address affordability?**

- Multi-family units
- More small and affordable condo units
- Implement strictly residential zoning area
- Realtor's perspective:
  - Ucluelet very affordable compared to surrounding communities
  - Many people living in Ucluelet and commuting to work in Tofino
  - Big market for urbanites moving into area (last 2 years) for housing affordability and community feel – people more involved in community and family life than Tofino and larger urban areas
- Not about affordable housing but rather **Housing that's affordable**
  - Affordable housing and low income housing already tried in Ucluelet and didn't work as it sets limits
  - Difference is what is needed in areas
- Encourage secondary suites and change bylaws to have more flexibility
  - Residents need suites to supplement income and zoning and bylaws making difficult to operate and build
- Need staff accommodations that are affordable
  - Introduce phase 1 and phase 2 of bylaws

**3. Are there innovative forms of housing or development that should be included in the next OCP (for example, container housing, tiny houses)?**

- Pocket neighbourhoods
  - Integrate sufficient parking
  - Green space
  - Detached but encourages density
  - \$250k range to keep attainable
  - Small homes or micro-units
  - Micro-units best for “weekend warriors” of Ucluelet and should not be in residential areas – if not full time resident then don’t allow in residential zoning
- Tiny house development communities
  - One development zoned for full-time residential residents (Residential zoning only)
    - 1. Living (residential)
  - Second development zoned for part-time and tourism (Residential and Commercial Zoning for seasonal and short term rentals)
    - 2. Nightly rentals (optional part-time)
    - This option encourages flexibility for nightly and seasonal residents
    - Need to set dollar amount to square footage. Small homes can be expensive for size. Size doesn’t always equal affordability.
  - Important to highlight wording of zoning in OCP
    - And/or both zoning allowed in neighborhoods or just one type of zoning
- Laneway housing development

**4. How can we better integrate environmentally friendly principles into new housing and commercial development?**

- Garbage pickup of glass items and boxes and cans; residents have to drive to drop off some recycling items
- Garbage and recycling pickup for commercial businesses
- Food truck business has restricted garbage and recycling pickup because of mixed-use residential/commercial zoning
- C2 zoning with business and vacation rental
- Central washrooms - need of public washroom near food truck; currently using portable toilets
- Green space everywhere
- Open space for public with areas sheltered from cold and rain

**Other Issues**

- **Secondary suites vs B&B/Airbnb bylaw zoning regulations:**
  - Attached vs detached use of secondary suites bylaw



- Why does it have to be attached? Some think it shouldn't matter if suite is attached or not to house
  - Above garage and carriage house
- Absent landlord from main house
  - Non-B&B residences
  - Noise concerns
- Residents need secondary suites for income and affordability, especially young families on one income
- Secondary suites vs B&B/Airbnb bylaw regulations
- Part-time/vacation accommodations
- Zoning of commercial/residential
- New affordable housing developments

***Additional Notes:***

***Call for historic preservation initiative of Imperial Lane Japanese Housing***

- 1920s Japanese housing
  - Historically significant
  - Historic and unique
  - Water access
  - Increase density
  - Off street parking concern
- Average age of Ucluelet (Clayquot Biosphere Region) population is 34 years old (Vital Signs – 2016)
  - Elementary school population has exploded as young families have moved to Ucluelet (from ~200 to ~500 students)
  - Suites are needed to help allow young families to afford housing (for use of long term rental or holiday rental)
  - Is there a reason for zoning to restrict rentals to be attached to the main home? Or can the zoning be amended to allow for detached rentals?
  - Are alternative housing options available such as carriage homes?
  - A public washroom should be installed in the village core. Commercial businesses shouldn't be responsible for providing this service and it should be provided by the district.
  - Growth isn't a bad thing for the district. It increases the tax base and allows for more services.
  - Year-round affordable housing is needed for seasonal workers and long term residents.
  - Growth rate isn't an issue as long as proper servicing is maintained.
  - Ensuring homes aren't being left vacant (Holiday/Summer Homes)
  - Zoning is an issue with B&B and Vacation Rentals. Some residents are using their B&B zoning to operate vacation rental. B&B zoning helps regulate noise as owners have to live onsite. Vacation rentals harm community values. Need bylaw enforcement to stop these conversions.
  - Apartments/Condos need to be built to address affordability.
  - District needs to consider all types of housing alternatives

- Pocket neighborhoods (700 to 900sf homes with small storage)
- Creating co-operative infrastructure (driveways don't have to run up to every home, could have parking lot instead).
- Restaurants are too busy in the summer seasons – long waits to get a table.
- More food truck options and strategic locations.
- Bylaws need to be enforced to ensure accountability for staff housing needs on new and existing development.
- Ucluelet has seen an explosion of young families coming in to the community.
- Airbnb is becoming problematic as some owners are not complying with zoning and District isn't seeing any financial benefits.
- Young families need flexible housing options to develop homes and rental units.
- Area has changed from high paid unionized jobs to low paying non-unionized jobs (impacting workers' wages and ability to live in the community).
- Long term rentals are being converted to Airbnb units.
  - Need for strong regulation and enforcement (currently no bylaw officer).
  - Harms community values by taking permanent population out and replacing with a transient population.
  - Creates needed income for the homeowner but displaces those needing long-term rentals.
- More parking areas are needed for commercial businesses.
- National Parks Housing is sitting empty
  - Park employees were let go during Harper cuts and now this housing sits mostly empty. Could be used to help alleviate seasonal housing shortage.
- Community and District need to support commercial businesses as much as possible as they now lead the local economy. Incentives might need to be provided to encourage more commercial development.
- Housing prices don't reflect local wages.
- Need to build community wealth by supporting local businesses that keep money in Ucluelet over those that suck the money out.
- Young families are moving to Ucluelet for the lifestyle, giving up better employment opportunities.
- Developing Micro-Units for weekend warriors.
- Need to regulate and enforce bylaws on vacation rentals so that they don't deteriorate the sense of community and values.
- Keep money in the community through locally owned commercial businesses.
- Affordable housing isn't a successful concept; need to change the paradigm towards housing that is affordable.
- Laneway housing and tiny home developments for long-term rental and vacation rental.
- Need to allow families to benefit from their property through rentals **and/or** business, **and/or** etc.... (Instead of current model which is either/or).
- There are enough single family lots for developers, no need to create more.
- Don't make it too hard for developers to build in Ucluelet.
- More beds are needed to grow the tourism industry.
- Summer tourism exhausts the services; need to develop/market tourism during offseason to keep businesses open year-round.

- Affordable housing should be monitored based off the rental values charged instead of measuring by square footage (a little bit confused about what this means).
- Develop smaller homes and maintain green space.
- Balance environmental principles with development (but don't make it too hard for developers).
- Bylaw officer is needed to educate home owners on what they can and cannot do on their property.
- Workers are focused on limited opportunities and need flexible and affordable rental opportunity.

### Summary

- **Young families** are the emerging demographic in Ucluelet and they need to be accommodated as much as possible.
- **Affordable housing** is still an issue in the community.
  - Developers need to be held responsible for constructing staff housing.
  - Property owners should be given more options for creating rental opportunities on their property (detached suite, carriage home, etc.).
  - Vacation Rental conversion needs to be regulated to prevent illegal conversion and preserve long-term rental availability.
  - All alternatives need to be considered to address the affordability issue (tiny homes, apartments, suites, etc....)
  - Housing prices reflect wages that are no longer being made in Ucluelet now that most jobs are non-unionized.
- **Conversion of Suites and BnBs to Vacation Rentals**
  - Most conversions are illegal.
  - Need bylaw enforcement.
  - Conversions impacts sense of community (Transients).
  - Noise issues (owners no longer on site).
- **Commercial business**
  - Need more parking for businesses
  - District needs to offer public washrooms as businesses shouldn't be solely responsible for providing that service to tourists.
  - Businesses are too busy during the summer. Need more businesses to accommodate for tourism and also build year-round business.

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## Industrial, Institutional, & Comprehensive Development

### Table Questions:

#### 1. How can we attract new industries to Ucluelet?

- Expansion of tourism/recreational
- Through positive planning initiatives and economic feasibility for business
- Creative zoning for new industries allowing new businesses to make money
- Being off the grid – make your community unique
- Wave energy!
- Technology – operated street lights
- Sustainable energy – solar panels (will make new opportunities like jobs)
- Involve high school students and the science projects
- Infrastructure – roads, internet, improve connectivity
- Use resources and limiting resources
- Take away negatives – improve highways and make them wider
- Encourage young families
- A welcome statement like “Welcome to Ucluelet – Open for Business!”
- Get VIU to open a satellite campus featuring aquaculture, teaching students to become salmon farmers
- Expand retail to service the fishing industry

#### 2. How can we manage the impacts of new industries?

- Important to have infrastructure
- For infrastructure tourism/recreation we need skilled and knowledgeable people (not just staff but residents)
- By creating and enforcing strict rules and recreations – especially those that pertain to environmentally sensitive areas
- Ensure the use of sustainable energy
- If developers invest they could invest back profits into the institutions
- An oyster processing industry in Ucluelet
- Put in place regulations
- Sustainable power source
- Change OCP and protect off-roading areas
- Off-roading areas create employment for the community

#### 3. What can we do to support existing institutional uses (school, community centre)?

- EA Programs on flora, fauna, geology so that high school students could think about a tourism career
- Encourage full use of existing infrastructure
- Encouraging and engaging federal and provincial government for funding i.e.: new seismically sound school for K to 12
- Upgrade new school and open new schools
- Merge schools with existing community centre

- Encourage young families to Ucluelet
- Branch of VIU should be open – with courses related to geothermal
- Aquatic
- Forestry

**4. What new institutional/community uses should the District investigate as part of the OCP?**

- Education Centre
- Upgrades to Peninsula Road – sidewalks, narrowing passages, crosswalks, traffic calming areas, new school K to 12
- Put together high school and elementary schools
- An available property owned by a warehouse owner – good place for a school
- Change zoning from residential to commercial

*Additional Comments and ideas*

- We really appreciate the good job being done by Mayor and Council
- Extend the trail to Tofino
- Create a community Hub with sustainable Hockey Arenas and swimming pools
- Merge Clinics, Fire, Ambulance, and RCMP together ( 24 Hour Triage - Ucluelet needs a 24 hour on call doctor)

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## Sewage Treatment, Waste, Recycling, & Emergency Services

**Table Questions:**

**1. What can we do to prepare residents/tourists for emergencies (tsunami, road closures, major storm events)**

- Federal gov. needs to provide ambulance and rescue service during peak tourist times
- CBC gave no tsunami warning → have to rely on local stations for warning
  - Not enough coverage
- Concerned about water in case of earthquake
- Wants more support in getting prepared for natural disasters
- Wants policy/insurance clarified at a provincial level
  - She can't get earthquake insurance for her house
- The current water supply won't sustain a major earthquake
  - Possibly need an alternative source
- Thinks the district is doing a really good job
  - Due to the shake out practice
- Need more communication between Tofino and Ucluelet
  - Discussing concerns, advantages of each

**2. Waste recycling was identified as an issue on our “Planning on the Streets” Day.  
What can be done to encourage greater recycling/improve programs?**

- Need to work harder in encouraging recycling
- Wants curbside recycling in commercial and residential zones
  - Especially for B&B’s
  - She pays for dumpsters for private business but wants city to promote recycling for residents
  - Owners currently have to go to the recycling depot
  - Wants town mandate to be “clean”
- There should be a bylaw focusing on people leaving garbage bags on road/forest
- Might be residents ‘not up to par’
- People are dumping garbage on the highway
- There should be compost collection
- Personal Preparedness is KEY

**Sewage**

**3. How can we encourage recycling/reuse among tourists?**

- Information is scarce
- A pamphlet may be helpful for residents and visitors to understand the system
- City should continue on with the plan for preparing for a natural disaster
- It is individual responsibility to have your home in order and self-sustained for an emergency
- Needs to be an educational and encouragement component lead by district to stress individual preparation and community game-plan for a disaster

**4. What are the biggest issues facing the District in the next ten years for sewage treatment, solid waste, and recycling?**

- New developments with proper sewage
    - Making sure there is capacity
-

## General Comments

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Ucluelet Local Foods [www.ukeegrowlocalfood.com](http://www.ukeegrowlocalfood.com) (formerly, the food initiative)

- representative attended, hoping district would give land for a community garden at proposed site near baseball diamond
- or keep garden at the junction location, do not build gas station there
- please put policies on OCP to further support local food and food security
- Bear-proof composting

Wild Pacific Trail Society (WPTS)

- Desire support to realize 18 acre site with interpretive/education centre similar in concept to Bamfield Marine Sciences Centre, possibly in partnership with VIU or other institution?
- Looking into key partners for land conservation of 18 acre old growth
- Currently the developer has the right to move the Wild Pacific Trail “at their expense” if need be. WPTS looking to protect the current trail route

Village Square commercial zoning needs to allow for Retail bottom, office middle, Long-term residential top NON STRATA

- One participant is currently working on a development proposal for the village core – Modern West Coast – glass, stone, wood
- Would like to see more multi-faceted industry rather than focus on just resource sectors (fishing, forestry, etc.)
- Possibly encouraging the TECH sector, IT, computer and IP industries, able to work from home or small office = year round employment, resilient to boom and bust,
- Downtown needs a “there, there” – can’t tell when driving through where the heart is

Possible Infrastructure barriers and need for better:

- Better internet
- Crosswalks
- Rentals
- Lack of high quality accommodation
- Rec. centre/pool
- Too few year-round restaurants and accommodation.
- Central parking lot at suitable location to allow people to walk the downtown - with green/garden roof, set into hill below Peninsula so does not block view

Residents of historic workers housing below Peninsula rd. concerned that their historic houses deserve preservation as they fit with the OCP in many ways – Historic preservation, housing, etc., - but the re-zoning of the area won’t allow them to be preserved as historical buildings, and residents may even have to leave. Some have lived in these structures for decades and would be homeless, or at least VERY hard pressed to find adequate and affordable, comparable accommodation in Ucluelet.



### **Summary of the Event**

An Open House was held on November 26<sup>th</sup> at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review.

The Open House was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others). Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

### **Findings from the Open House**

#### **Community Vision**

1. Like it!
2. Harbour Rim/Shoreline – enhance the ocean board walk feeling with indoor/outdoor stores and local products
3. Like it too!
4. A great improvement – last two sentences could be combined “Ucluelet is a special place to live because it is friendly, diverse, and...”
5. The statement should strongly stress that we (community) do not want to ruin the experience people are coming here to experience

#### **Industrial & Institutional**

6. Water catchment area for residential and commercial industries
7. Tech industries for local solutions
8. Don’t litter – garbage on the ground so the animals get hurt
9. Reduce, reuse, and recycle
10. Need more post-secondary educational opportunities



11. Medical centre
12. Emergency shelter
13. Commercial recycling
14. Protect our industrial zones

### **Housing & Commercial**

1. Affordability is important
2. Need more affordable rental properties for families that allow pets, too
3. Keep development in line with nature
4. Focus on housing affordability for service industry employees
5. Stop spot zoning
6. Shop locally
7. Focus on a diverse housing market
8. Water filtration needs to be sorted out before it is metered. It is not reasonable to expect people to pay for unusable water
9. Fix 1999 blanket rezoning which threatens older homes in the core as residential
10. Improve traffic at Co-op parking lot and Main street
11. Residential being used commercially; needs to be taxed and inspected
12. Encourage secondary suites or other accommodation for year round housing
13. Develop a building and business development package
14. Maintain integrity of Ucluelet amidst development
15. Strictly residential zones need to be created
16. Encourage apartment development
17. Sharply control/curtail the proliferation of short term rentals in residential zones.  
Encourage long term rentals with suitable secondary buildings
18. Need promotion to shop local
19. Detached rather than connected housing with breezeways would be a great option and a mortgage helper
20. Consider tax on vacant homes.

### **Heritage & Culture, Natural Environment**

1. Improve recycling and community composting
2. Consider heritage designation for some buildings
3. Consider plaques to explain significance of certain areas or village sites
4. Include more public art and a process to accept and create public art that supports local artists
5. Where are the totem poles?
6. Like the idea of a VIU satellite campus
7. Support post-secondary opportunities

### **Village Square, Parks, Trails, & Open Space**

1. Love the ocean!

2. More public washrooms in popular places so people don't need to go into the shops/stores
3. We need a water fountain – more than one
4. Parking on highway at WPT is a nightmare – someone is going to get hit
5. Wild Pacific Trail is key to this town! Expand this
6. Building more parking at businesses encourages people to drive. Instead, build bike racks as it encourages them to bike
7. Connect bike path to new PRNP Trail
8. Parking figured out for trail head of WPT along the highway before it becomes a Cathedral Grove
9. We need a sport fishing pier for youth and tourists
10. Re-equip park on Cedar and remember there are older children in the community
11. Create a social hub in the village centre
12. More community events for holidays (Christmas lights, free lighting ceremony)
13. Bike trails, public market, BMX track near golf course

#### **Transportation and Water Supply**

1. Focus on asset management, not more assets
2. Sidewalks in terrible condition and nonexistent in numerous areas. Very difficult for strollers and handicapped accessibility

#### **Waste, Recycling, and Emergency Services**

1. Please, please, please do this! Consider operating a municipal composting scheme to help with waste management, reduction in the land fill and do so in a Bear Aware manner.

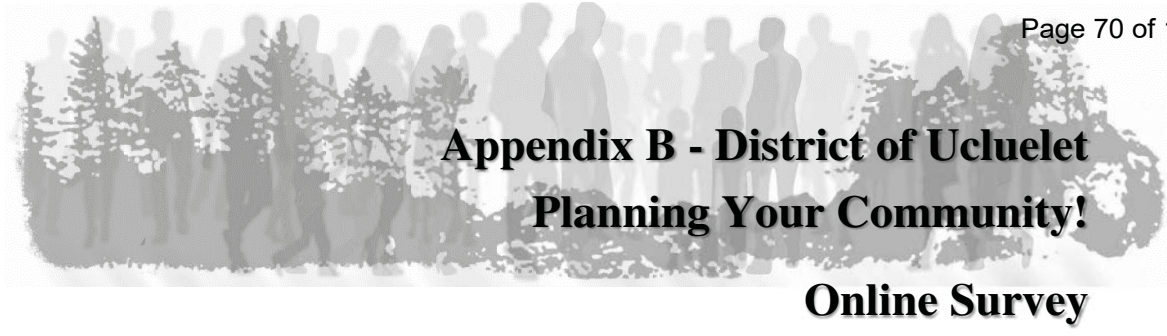
#### **Greenhouse Gas Emissions – Targets, Policies, and Actions**

1. Consider revising targets in light of new research
2. Encourage geothermal, heat pump and other sustainable heating- Council could set out a discount on the price of development permits

#### **Other suggestions for the OCP Update**

1. We have a pool and gym at the West Coast Market
2. Better sidewalks and more accessibility
3. Encourage education as the next big focus of the economy
4. Tourism Ucluelet needs to stop advertising as people are already out here. Needs to broadcast message that when people come here they need to be respectful of the special place they are in. Teach stewardship. Join with First Nations to spread message. People coming anyway; curb the potential ruination of our area
5. Development for pocket neighbourhoods!
6. Zone affordable housing please!
7. Lobby and partner for a new school or combined services police/fire/ambulance/medical

8. Tax second homes that are empty for most of the year – huge second home ownership destroys communities
9. A new school would be a huge benefit to our community
10. Regulate AirBnB severely with bylaw enforcement
11. Sign post walking routes through town along bike paths – encourage people to get out of cars
12. Really important – black sky at night is part of the authentic beauty of Ucluelet
13. A parking strategy for downtown is needed for at least the summer months
14. Allow growth in the community – new businesses and restaurants
15. The tourists are going to continue coming. We need more services to accommodate them and locals
16. Pool as part of outdoor leadership high school at Long Beach Airport with support of TFN
17. Find way for older movement impaired folks to sit in a vehicle and view ocean, other view scapes
18. With more residential development in the Upper Bay Area, I see traffic problems on Bay and Peninsula. There are already issues with long wait times and poor visibility. I think a traffic light could be very beneficial there. It could be green on Peninsula and with the pedestrian and vehicle activation on Bay.
19. Wild Pacific Trail
  1. Establish the trail corridor at 15 metres inland from the inland edge of the trail as a protected wild space. This line would be treated as district land with an additional buffer zone to any development
  2. Support consistent language in any revision of the Master Development Agreement that protects the trail and wild vegetation
  3. Envision a Wild Pacific Trail forest conservation area in the Artists' Loop section
  4. Support an education centre on the WPT



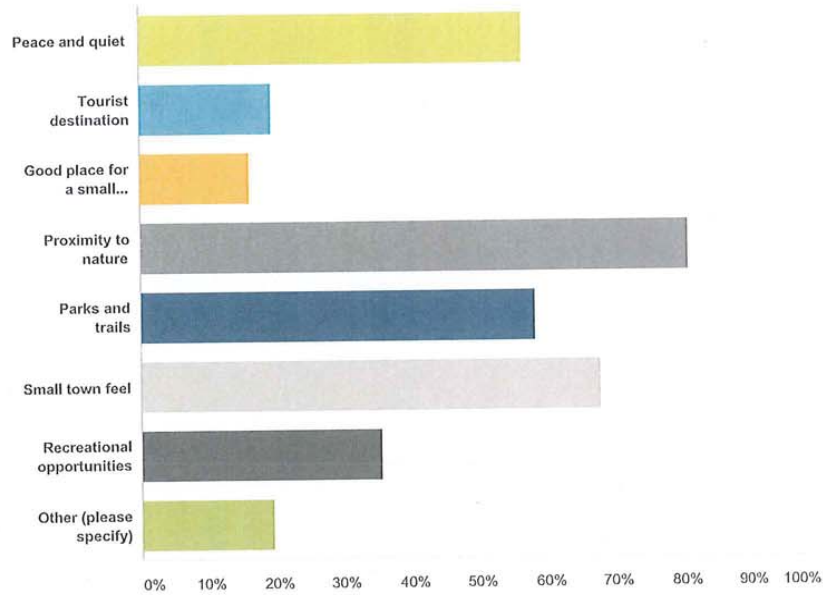
**Online Survey**

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24<sup>th</sup> to November 16<sup>th</sup>.

In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

### Q1 What do you like most about your community?

Answered: 62 Skipped: 0



Answer Choices	Responses
Peace and quiet	56.45% 35
Tourist destination	19.35% 12
Good place for a small business	16.13% 10
Proximity to nature	80.65% 50
Parks and trails	58.06% 36
Small town feel	67.74% 42
Recreational opportunities	35.48% 22
Other (please specify)	19.35% 12
<b>Total Respondents: 62</b>	

#	Other (please specify)	Date
1	the people...the variety of occupations, the artists	11/14/2016 3:06 PM
2	There is an actual community	11/14/2016 1:07 PM
3	Aquarium, great places to eat	11/13/2016 12:34 PM
4	the people	11/11/2016 2:48 PM
5	Beach Access	11/10/2016 9:49 PM
6	Everything	11/10/2016 6:11 PM
7	Historical connection to the ocean	11/8/2016 8:30 PM

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8	Wild places	10/31/2016 5:00 PM
9	Our strong sense of community and outsiders wanting some	10/31/2016 8:53 AM
10	Nature in town: trees, native species, privacy, birdlife etc.	10/29/2016 5:32 PM
11	clean air	10/27/2016 11:40 PM
12	access to BGI	10/24/2016 1:49 PM

**Q2 What makes Ucluelet unique from other communities on Vancouver Island?**

Answered: 53 Skipped: 9

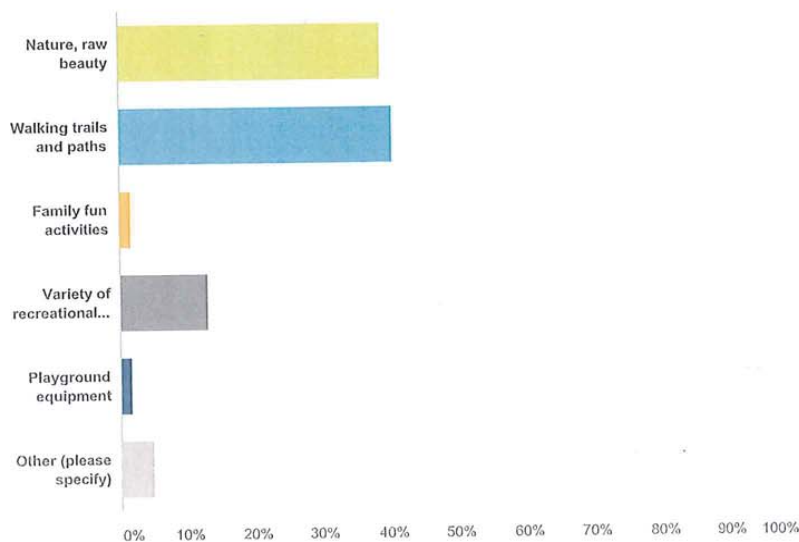
#	Responses	Date
1	Location. Otherwise it is a town of coffee shops, restaurants and people like every other town...so far.	11/15/2016 7:14 PM
2	The setting is gorgeous and wild, the people are warm and caring, and the place isn't too crowded (yet).	11/15/2016 4:25 PM
3	It's so close to a natural setting, unique and lovely.	11/15/2016 12:14 AM
4	We balance our focus on the tourism industry with community sustainability	11/14/2016 7:11 PM
5	weather	11/14/2016 4:01 PM
6	That it's a secret...like a gem undiscovered.	11/14/2016 3:06 PM
7	Our family feel, community events like Halloween howl makes us feel united.	11/14/2016 1:08 PM
8	Rough coastline, remote yet still accessible, friendly and community minded	11/14/2016 1:07 PM
9	Friendly, diverse residents.	11/14/2016 9:30 AM
10	Community feel	11/14/2016 2:59 AM
11	trails alongside the open ocean	11/13/2016 12:34 PM
12	Remote, rugged beauty	11/13/2016 8:20 AM
13	Setting	11/12/2016 8:06 AM
14	Rugged natural setting, tucked away from larger communities. A true get away with comfortable amenities	11/11/2016 8:06 PM
15	Wild Pacific Trail	11/11/2016 4:06 PM
16	the people	11/11/2016 2:48 PM
17	all of the above	11/11/2016 4:05 AM
18	It's not as accessible as other places, which keeps the population down. It also is somewhat isolated on the peninsula and is right next to the Barkley Sound	11/10/2016 9:49 PM
19	Coastline beauty	11/10/2016 8:06 PM
20	location	11/10/2016 7:17 PM
21	"Unique" would be hard to say, but special in the generalised sense of protecting the environment.	11/10/2016 6:29 PM
22	Wild Pacific Trail	11/10/2016 6:20 PM
23	Wild Pacific trail	11/10/2016 6:16 PM
24	remote wild west coast and pristine beaches	11/10/2016 6:11 PM
25	Largest Fishing Harbor	11/8/2016 8:30 PM
26	We are trying to grow in a controlled manner	11/7/2016 9:31 AM
27	Its setting on the Ocean, plus its retention of small town feeling,	11/2/2016 5:28 PM
28	beauty, aquarium, walking distance to Wild Pac. Trail	11/2/2016 10:01 AM
29	less people	10/31/2016 5:44 PM
30	Raw beauty, open ocean waves	10/31/2016 5:00 PM
31	location	10/31/2016 10:46 AM
32	It's friendly atmosphere	10/31/2016 8:53 AM

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33	Proximity to rocky shores and beaches, as well as neighbouring communities	10/30/2016 11:29 PM
34	Small but diverse.	10/30/2016 3:13 PM
35	Remote small town	10/30/2016 10:24 AM
36	We are not easily essibble, One needs to want to come here we are not a pass through town.	10/30/2016 10:17 AM
37	Close knit community feel and the challenges of living in a relatively remote area.	10/30/2016 6:53 AM
38	Small village feeling with many local west coast artists. The Best trails in close proximity to many accommodations. Supports local small business. Close to National Park	10/29/2016 11:23 PM
39	WPT and nature in town	10/29/2016 5:32 PM
40	It is still small and does not have any chain restaraunts or big box stores	10/29/2016 4:41 PM
41	Authenticity	10/29/2016 4:23 PM
42	small town, yet good planning in place	10/29/2016 11:52 AM
43	Community	10/29/2016 9:32 PM
44	Our harbour and shoreline use	10/28/2016 2:59 PM
45	remote location but still accessible by land, air, water	10/28/2016 12:22 PM
46	Wild Pacific Trail - an easy trail with stunning views, huge benefit to town	10/28/2016 11:08 AM
47	Rugged landscapes	10/28/2016 9:33 AM
48	We are the end of the road. No through traffic.	10/28/2016 7:48 AM
49	Its recognition of diversity, not all the eggs in the tourism basket	10/28/2016 12:25 AM
50	Isolated, lost of families with young children, expensive to live here	10/27/2016 11:40 PM
51	friendly people	10/27/2016 11:21 PM
52	Geography - it's a small town at a world class destination	10/24/2016 3:09 PM
53	Pacific rim Natl Park, Remote	10/24/2016 1:49 PM

**Q3 What do you enjoy most about Ucluelet's parks?**

Answered: 62 Skipped: 0



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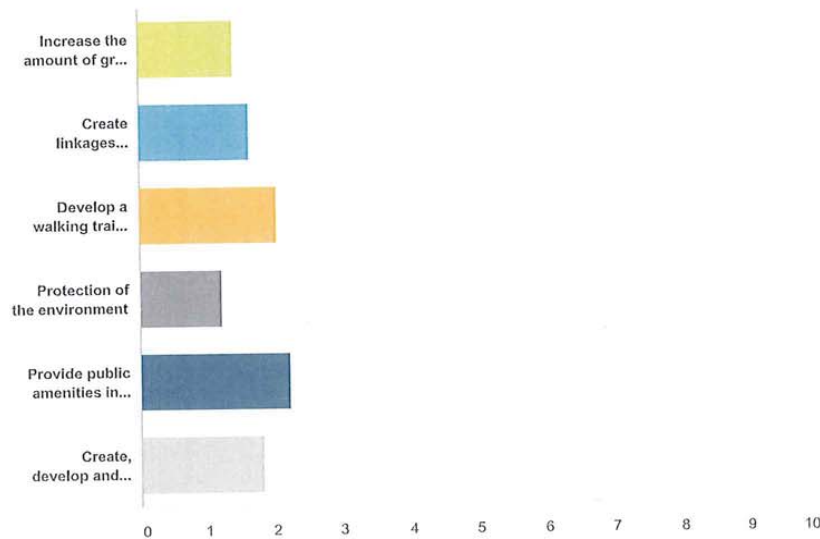
SurveyMonkey

Answer Choices	Responses
Nature, raw beauty	38.71% 24
Walking trails and paths	40.32% 25
Family fun activities	1.61% 1
Variety of recreational opportunities (biking, hiking, etc.)	12.90% 8
Playground equipment	1.61% 1
Other (please specify)	4.84% 3
<b>Total</b>	<b>62</b>

#	Other (please specify)	Date
1	Except for the one across from the RCMP I don't use them. Too open and sterile.	11/15/2016 7:14 PM
2	All of the above...great that there are both. The playground down by the aquarium needs to be improved.	11/14/2016 3:06 PM
3	our kids are now grown up. (no longer here)	11/2/2016 4:13 PM

**Q4 Please indicate the importance of the following OCP parks, trails and open space policies.**

Answered: 62 Skipped: 0



	Very Important	Somewhat Important	Neutral	Not Important	Don't Know	Total	Weighted Average
Increase the amount of green spaces protected within new developments	64.52% 40	32.26% 20	1.61% 1	1.61% 1	0.00% 0	62	1.40
Create linkages between green spaces within the District and to the outer side of the peninsula, including connection to the Wild Pacific Trail.	54.84% 34	33.87% 21	4.84% 3	6.45% 4	0.00% 0	62	1.63
Develop a walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane, and other parts of town.	32.79% 20	42.62% 26	14.75% 9	9.84% 6	0.00% 0	61	2.02



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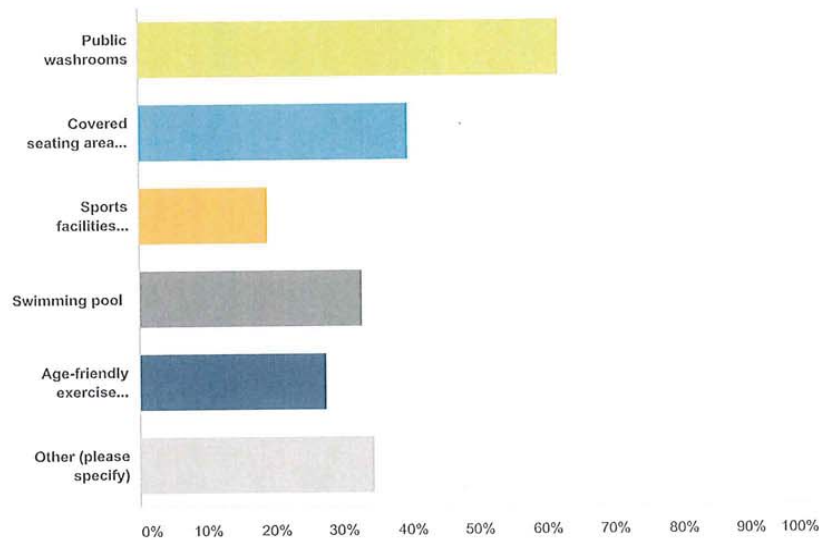
Protection of the environment	80.00%	18.33%	1.67%	0.00%	0.00%		
	48	11	1	0	0	60	1.22
Provide public amenities in parks and along trails, which may include but are not limited to playgrounds, bike racks and covered seating areas.	27.42%	37.10%	24.19%	9.68%	1.61%		
	17	23	15	6	1	62	2.21
Create, develop and protect the Wild Pacific Trail (WPT) on the inlet side of the Peninsula and Hyphocus Island.	52.46%	22.95%	14.75%	9.84%	0.00%		
	32	14	9	6	0	61	1.82

#	Are there any other actions or policies the District of Ucluelet should pursue to develop the parks and trails system?	Date
1	I think we have enough trails already, but if they can be used to protect water access and human focused (housing, industrial etc) development to provide wildlife corridors along the coastline and inner harbour, I would support an expanded trail system.	11/15/2016 7:14 PM
2	Keep a forested buffer along the trail so that it retains the wilderness feeling. And make sure that it doesn't get too crowded for people to enjoy it.	11/15/2016 4:25 PM
3	I think a focus on the boat basin and surrounding areas should be focused on	11/14/2016 7:11 PM
4	create more natural trails too - not just gravel; bike trails too	11/14/2016 4:01 PM
5	Perhaps a couple of garbage cans at exit points on WPT for garbage that has been washed up on the beaches such as plastic bottles and pieces of styrofoam.	11/14/2016 3:06 PM
6	create more sidewalks or paths	11/13/2016 12:34 PM
7	rather than lots of green space from the new developments have the option to take \$'s in lieu to put towards more significant green spaces.	11/11/2016 8:06 PM
8	Install fitness-related outdoor equipment and fitness circuits	11/10/2016 9:49 PM
9	Enforce the dog leash and cleanup policies	11/10/2016 8:06 PM
10	Push as far as possible the extension of the WPT towards the National Park boundary.	11/10/2016 6:29 PM
11	May have been mentioned. Tie a wooden walkway/docking from the Moorage to Waters edge, perhaps further west in the future.	11/10/2016 6:20 PM
12	Accessibility for wheel chairs and limited mobility people	11/10/2016 6:16 PM
13	I don't think so	11/10/2016 6:11 PM
14	Not expropriate private land	11/8/2016 8:30 PM
15	Do not ceate a gravel path on marine dr. build a proper sidewalk	11/2/2016 4:13 PM
16	expand Wild Pacific Trail towards Millstream	11/2/2016 10:01 AM
17	Do not allow business soliciting on the Wild Pacific Trail	10/31/2016 5:00 PM
18	a covered play area would be amazing for our rainy climate, as would exercise equipment for all ages	10/30/2016 11:29 PM
19	Better pedestrian routes through town, currently too dangerous for children & seniors especially. Start at Co-op intersection.	10/30/2016 3:13 PM
20	When Parks are under repair, That they get repaired and not shut down for months.	10/30/2016 10:17 AM
21	policy of a DEVELOPMENT PLAN required for all new developments!!!	10/29/2016 5:32 PM
22	Recycling bins in a few places around town, next to the municipal garbage cans. Create more historical pictorial stops around town (like the dug out canoe by the info centre)- possibly create a self guided interpretive walk from site to site	10/29/2016 4:41 PM
23	Protect and develop the WPT where it is now.	10/28/2016 11:08 AM
24	Do not over develop green parts of Ucluelet	10/28/2016 9:33 AM
25	Coexistence with wildlife, especially large carnivores	10/28/2016 8:47 AM
26	Re-aacivate the inner harbour trail system through the promenade, and Whiskey Landing, through Island West and the baor basin, inside the campgrounds through to Waters Edge, and beyond.	10/28/2016 12:25 AM
27	Ensure future deelopment doesn't occur within a set distance from the WPT. (Example - a buffer between the trail and new building.	10/27/2016 11:40 PM
28	Beautify Ucluelet - for what it is - it doesn't look like a world class destination - need better architectural controls for businesses etc.,	10/24/2016 3:09 PM

Q5 What facilities should be added to the

**parks in the community?**

Answered: 58 Skipped: 4



Answer Choices	Responses
Public washrooms	62.07% 36
Covered seating areas and gathering spaces	39.66% 23
Sports facilities (basketball nets, volleyball court, fitness equipment)	18.97% 11
Swimming pool	32.76% 19
Age-friendly exercise equipment	27.59% 16
Other (please specify)	34.48% 20
<b>Total Respondents: 58</b>	

#	Other (please specify)	Date
1	We need more recreational opportunities that emphasize water use but that are cheap enough so everyone can afford them ..and to send their kids. Sailing, snorkelling, diving, windsurfing, kiteboarding etc. Lets use the natural environment we have instead of spending millions suportng/ promoting sports that do not fit naturally into a warmer wetter climate	11/15/2016 7:14 PM
2	Bear-proof garbage receptacles & recycling receptacles	11/15/2016 4:25 PM
3	outdoor skating rink	11/14/2016 4:01 PM
4	I was thinking one of those outdoor gym facilities like you see at the beach in Parksville. I'd like to see it in a very piquesque spot like whiskey dock - although this spot wouldn't work you get the idea of what I'm thinking. A beautiful outdoor place to work out and central aobpeople want to use it.	11/14/2016 1:08 PM
5	Community gardens	11/14/2016 1:07 PM
6	activities geared to seniors	11/14/2016 2:59 AM
7	work with local businesses to provide more local activities ie: kayaking, surfing, paddle boarding, trail walking & guiding	11/13/2016 12:34 PM
8	avoid 'plastic' playground, go with nature based play equipment. Kids have the ability if we allow them to invent play with nature based items.	11/11/2016 8:06 PM
9	Horse shoe pitch	11/10/2016 6:16 PM

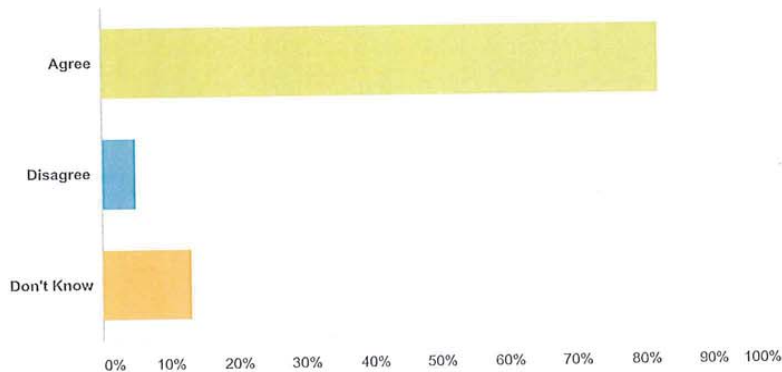
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10	Something for everyone and for all ages and abilities or disabilities	11/10/2016 6:11 PM
11	Nothing else, what we have is not used to the full potential	11/2/2016 4:13 PM
12	showers, gym	11/2/2016 10:01 AM
13	Swimming pool makes no sense -- we have one and the community is small	10/31/2016 5:00 PM
14	benches and bird,tree /plant species etc identification signs, such as are on the WPT	10/29/2016 5:32 PM
15	BBQ pit sites and fire pit sites along waterfront. Make Blackrock create s trail connection infront of Blackrock (	10/29/2016 4:41 PM
16	bike racks	10/28/2016 11:08 AM
17	Ice rink	10/28/2016 8:47 AM
18	A functional recreation building at Tugwell Field, addressing the need for an indoor facility for soccer (on rainy days and throughout the winter), hard sports oportunities (replacing the defunct Rec Hall) with change rooms and concession facilities to enable hosting soccer and baseball tournaments.	10/28/2016 12:25 AM
19	Water fountains in high use areas (Village Green), Swimming pool when feasible, a new recreation hall for programs like gymnastics	10/27/2016 11:40 PM
20	Don't need a multiplex just a decent pool to take the family	10/24/2016 3:09 PM

**Q6 The current OCP aims to "connect commercial areas to other parts of the District through multi-use pathways, sidewalks, and other transportation routes." Do you agree with this policy?**

Answered: 61 Skipped: 1



Answer Choices	Responses
Agree	81.97% 50
Disagree	4.92% 3
Don't Know	13.11% 8
<b>Total</b>	<b>61</b>

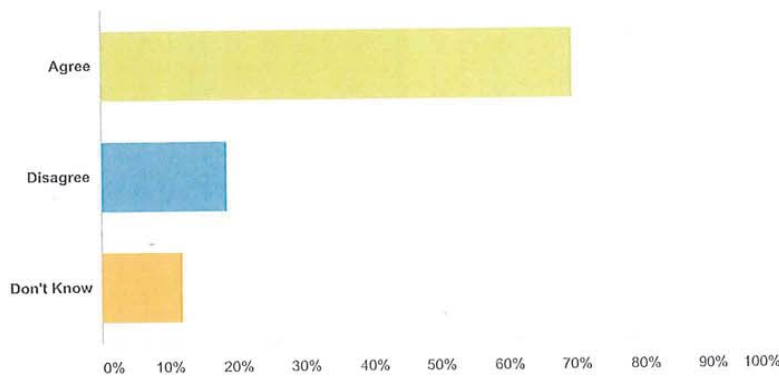
#	Additional Comments	Date
1	New subdivisions (do we really need anymore?) should reflect their eality that we will all be driving electric and enclosed human powered vehicles in the very near future. Roads should be designed to facilitate the more vulnerable modes of transport to recognize this and encourage their use.	11/15/2016 7:14 PM

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2	Like the idea of having multi-use pathways that allow people to bike or walk wherever they want to go in town. We have bakeries in the Eco-industrial park that I like to visit by bike for example. It's also great to be able to walk part of the WPT and then loop back through town.	11/15/2016 4:25 PM
3	Must consider costs.	11/8/2016 8:30 PM
4	we already have sleet that do that, expand the sidewalks system(not gravel paths)	11/2/2016 4:13 PM
5	We need to be more bike friendly! This is a very difficult place to ride a bike...or teach children to ride bikes.	10/30/2016 11:29 PM
6	The core commercial area of Ucluelet should be intensified (main st/village square) creating more walkability.	10/29/2016 4:41 PM
7	Access to already developed areas makes the most sense	10/28/2016 9:33 AM
8	Likley, but needs to be done in a way that keeps interactions with large carnivores in mind.	10/28/2016 8:47 AM

**Q7 The 'Village Square' are those lands within approximately a five minute walk or 400 metre radius of Main Street and Peninsula Road. The current OCP commercial policy is to "support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs." Do you agree with this policy?**

Answered: 59 Skipped: 3



Answer Choices	Responses
Agree	69.49% 41
Disagree	18.64% 11
Don't Know	11.86% 7
Total	59

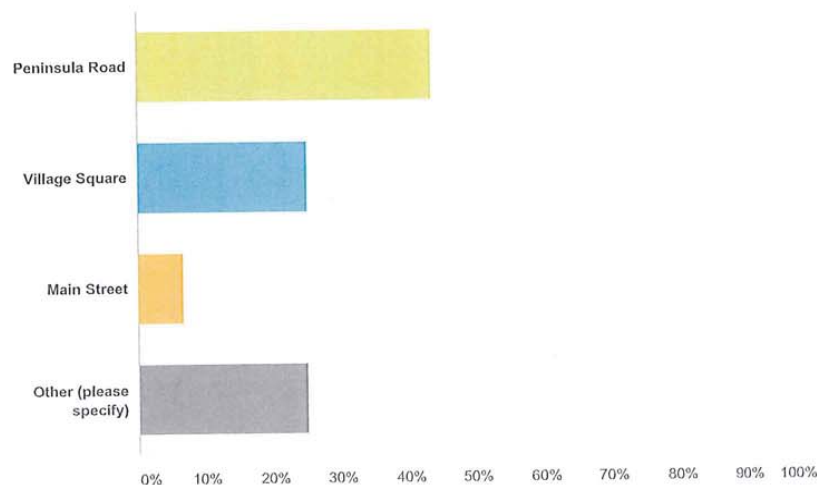
#	Additional Comments	Date
1	A downtown core is vital, but we should create the diversity that allows people to quickly access stores for basics without having to drive so much. We should also be careful not to destroy existing housing and neighbourhoods in pursuit of some planning "ideal"	11/15/2016 7:14 PM

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2	It is great to have a vibrant Village Square but there are also other locations in town for commercial and retail - i.e., along Peninsula and up Forbes Rd.	11/15/2016 4:25 PM
3	need to develop into more than a two-street town	11/14/2016 4:01 PM
4	I feel the district is forcing commercial spaces in houses or areas not suited for them and taking precious residential homes out of the market.	11/14/2016 1:11 PM
5	would like to see more affordable development to attract businesses	11/13/2016 12:34 PM
6	There should be accomodation made for some residential units within the Village Square	11/11/2016 2:48 PM
7	There is a significant lack of diversity in types of shopping experiences in the downtown core, such as quality clothing or outdoor equipment	11/10/2016 9:49 PM
8	The Fish Plants predate development and needs protection.	11/8/2016 8:30 PM
9	more foodtrucks and businesses	11/2/2016 10:01 AM
10	since the OCP in 1998 this has not happened as there was no incentives from council to encourage growth such as tax breaks. This was an important part of the 1998 OCP to make this growth happen	10/31/2016 8:53 AM
11	What is a hierarchy of commercial uses? I avoid that area because I don't want to go through the dangerous intersection.	10/30/2016 11:29 PM
12	Ignoring the Peninsula Road commercial corridor is inappropriate and disrespectful to existing businesses which have contributed so much to our communities. Develop both.	10/30/2016 3:13 PM
13	Impossible to meet the "full range of residents' and visitors"	10/28/2016 2:59 PM
14	However, current residents in the area should not be forced to make their residential homes commercial	10/28/2016 11:08 AM
15	Zoning within the village square needs to be revised.	10/28/2016 7:48 AM
16	The Village Square is one of the main areas but many business are have shifted towards the exit of town and Forbes Road (Howlers, Solidarity etc). This should be explored and if there are several clusters of shops then that needs to be addressed in the OCP. The focus cannot be on Village Square only.	10/27/2016 11:40 PM

**Q8 Where should future commercial development be concentrated?**

Answered: 60 Skipped: 2



Answer Choices	Responses	Count
Peninsula Road	43.33%	26
Village Square	25.00%	15

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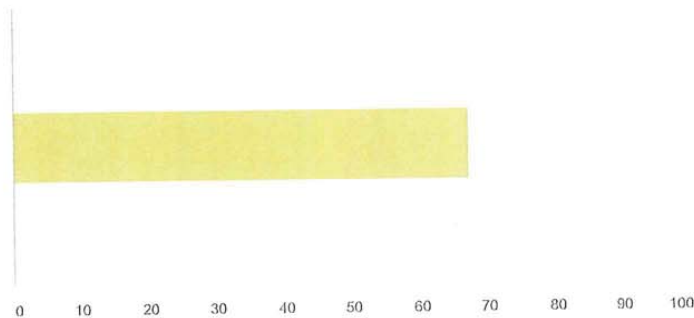
SurveyMonkey

Main Street	6.67%	4
Other (please specify)	25.00%	15
<b>Total</b>		<b>60</b>

#	Other (please specify)	Date
1	We need some predictions of potential growth expected - or allowed and a vision of what that might be. An open ended question like this suggests we are just going to respond rather than direct or control, and without some indication of growths we are expecting this question is very difficult to answer. How much is enough...this question is becoming more and more a point of discussion as we reach the limits of sustainable communities.	11/15/2016 7:14 PM
2	Commercial development along Peninsula Rd, Main Street and Forbes Street are all fine. I don't agree with expanding the commercial area to radiate out from the Village Square. I think it's ideal to have the mix of residential and commercial.	11/15/2016 4:25 PM
3	closer to the new public parking by the RCMP station	11/15/2016 11:34 AM
4	by the lighthouse and big beach too (e.g. cafe)	11/14/2016 4:01 PM
5	It should depend on the commercial business, and the size of the proposed business.	11/11/2016 8:06 PM
6	Along the harbour	11/11/2016 2:48 PM
7	Eber road	11/2/2016 4:13 PM
8	Village Square but also Peninsula	11/2/2016 10:01 AM
9	village square and Peninsula Rd	10/31/2016 8:53 AM
10	Both Village Square & Peninsula Road	10/30/2016 3:13 PM
11	We need to be mindful of other areas within the district so there are other areas to explore. Supporting small local business who showcase who we are. I think it is important to include and respect our First Nations culture.	10/29/2016 11:23 PM
12	It should concentrate in the village square and main st and be discouraged along peninsula. Main St should be made into a one way street going downhill towards the water and connecting to Bay St. The road in front of the district office and between the ocean/aquarium should be decommissioned and turned into green space for picnicking, concerts, markets, festivities, outdoor movies etc.	10/29/2016 4:41 PM
13	Village Square the immediate surrounding area - to build up a clear "town centre" and focus of activities.	10/28/2016 7:48 PM
14	Peninsula rd. from COOP towards the Welcome to Ucluelet sign, keeping school area and on as mainly residential	10/28/2016 11:08 AM
15	Commercial development will be spread out - Peninsula, Village Square, Main Street, Forbes Road.	10/27/2016 11:40 PM

**Q9 Please rate the importance of industry in Ucluelet.**

Answered: 61 Skipped: 1



Answer Choices	Average Number	Total Number	Responses
	67	4,096	61
Total Respondents: 61			

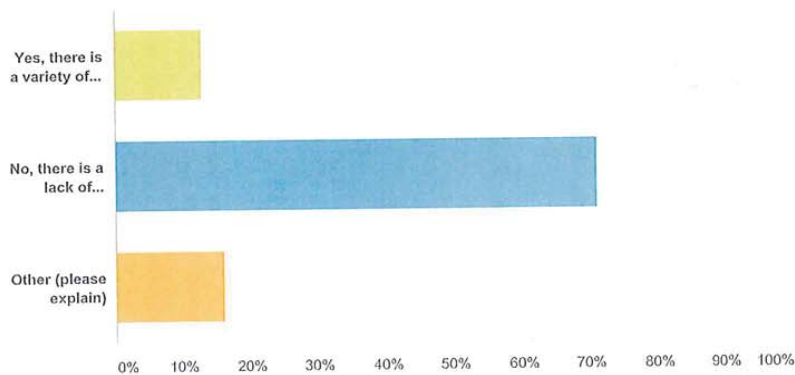
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#		Date
1	50	11/15/2016 7:14 PM
2	100	11/15/2016 4:25 PM
3	75	11/15/2016 11:34 AM
4	69	11/15/2016 12:14 AM
5	92	11/14/2016 7:11 PM
6	33	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	84	11/14/2016 1:08 PM
10	62	11/14/2016 1:07 PM
11	60	11/14/2016 9:30 AM
12	2	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	62	11/13/2016 8:20 AM
15	30	11/12/2016 8:06 AM
16	64	11/11/2016 8:06 PM
17	71	11/11/2016 4:06 PM
18	84	11/11/2016 2:48 PM
19	50	11/11/2016 4:05 AM
20	45	11/10/2016 9:49 PM
21	85	11/10/2016 8:06 PM
22	79	11/10/2016 7:17 PM
23	33	11/10/2016 6:29 PM
24	50	11/10/2016 6:20 PM
25	52	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	100	11/8/2016 8:30 PM
28	75	11/7/2016 9:31 AM
29	56	11/2/2016 5:28 PM
30	100	11/2/2016 4:13 PM
31	88	11/2/2016 10:01 AM
32	2	10/31/2016 5:44 PM
33	48	10/31/2016 5:00 PM
34	100	10/31/2016 9:43 AM
35	60	10/31/2016 8:53 AM
36	71	10/30/2016 11:29 PM
37	90	10/30/2016 3:13 PM
38	100	10/30/2016 10:35 AM
39	51	10/30/2016 10:24 AM
40	100	10/30/2016 10:17 AM
41	50	10/30/2016 9:03 AM
42	74	10/30/2016 7:19 AM
43	90	10/30/2016 6:53 AM

44	1	10/29/2016 11:23 PM
45	45	10/29/2016 5:32 PM
46	63	10/29/2016 4:41 PM
47	100	10/29/2016 4:23 PM
48	56	10/29/2016 11:52 AM
49	60	10/28/2016 9:32 PM
50	86	10/28/2016 7:48 PM
51	39	10/28/2016 2:59 PM
52	100	10/28/2016 12:22 PM
53	75	10/28/2016 11:08 AM
54	40	10/28/2016 9:33 AM
55	60	10/28/2016 8:47 AM
56	75	10/28/2016 7:48 AM
57	100	10/28/2016 12:25 AM
58	80	10/27/2016 11:40 PM
59	43	10/27/2016 11:21 PM
60	74	10/24/2016 3:09 PM
61	62	10/24/2016 1:49 PM

**Q10 Ucluelet's current OCP details a comprehensive strategy for affordable housing. Do you feel the community offers a variety of affordable housing options?**

Answered: 62 Skipped: 0



Answer Choices	Responses	
Yes, there is a variety of affordable housing options	12.90%	8
No, there is a lack of affordable housing in the community	70.97%	44
Other (please explain)	16.13%	10
Total		62

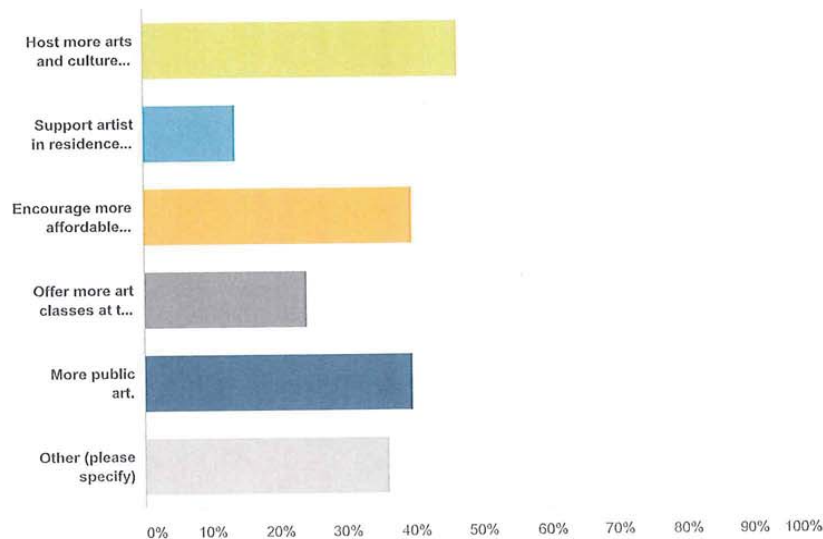


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#	Other (please explain)	Date
1	You need to provide some detail about what the community provides and the issues around this. Many of these questions are ones of "feeling" rather than knowledge and most people just don't know because they are not looking for housing right now. What do you mean by affordable? So young people can get started here and be able to stay in their community, or that a family with two people working can afford one or just one person working....etc.?? All housing should be "affordable". I think we need to start the discussion about marketplace based housing prices or we get into a situation where we are subsidizing housing for anyone who can't afford the inflated prices. That is not a sustainable community unless you are willing to increase taxes to pay for it. We already have non-affordable food prices (in the order of 30%), but wages are not 30% higher than elsewhere. If we don't address these questions in the open, we will become a community of financially wealthy transients, which is not a community of families.	11/15/2016 7:14 PM
2	don't know	11/11/2016 8:06 PM
3	Generally, yes, but there needs to be specific provision of cheap housing for summer staff of restaurants and tourism facilities.	11/10/2016 6:29 PM
4	it is not councils role to provide housing	11/2/2016 4:13 PM
5	Affordable housing is important but needs good supervision to insure housing is well maintained and bylaws are enforced.	10/31/2016 5:00 PM
6	define affordable	10/31/2016 10:46 AM
7	Illegal nightly rentals taking away affordable housing options. Bylaw needs to enforce the bylaws	10/31/2016 9:43 AM
8	the affordable housing model failed in Ucluelet. Realistically when you look around the island our housing options are not overly expensive but we lack rental accommodation	10/31/2016 8:53 AM
9	While we have diversity in our housing stock, there is limited availability	10/30/2016 11:29 PM
10	I would like to explore the concept of "senior co-housing" in Ucluelet	10/29/2016 11:52 AM

**Q11 How can the District of Ucluelet further support the arts and culture?**

Answered: 58 Skipped: 4



Answer Choices	Responses
Host more arts and culture events.	46.55% 27
Support artist in residence programs.	13.79% 8
Encourage more affordable housing.	39.66% 23

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SurveyMonkey

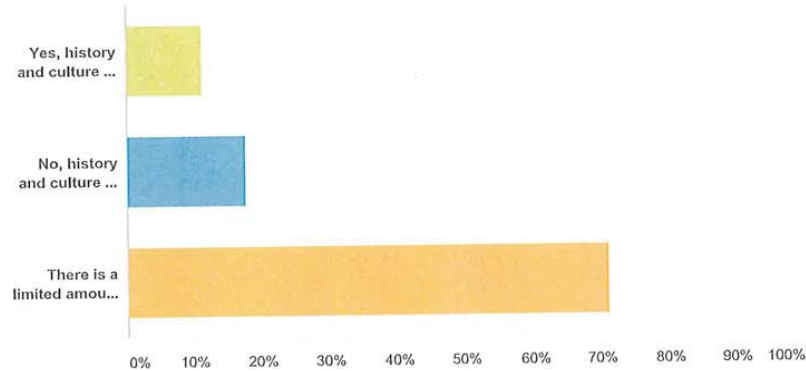
Offer more art classes at the community centre.	24.14%	14
More public art.	39.66%	23
Other (please specify)	36.21%	21
<b>Total Respondents: 58</b>		

#	Other (please specify)	Date
1	Which culture? A culture of tourism? recreation?environmental awareness and associated action?...do we even know what our culture is?	11/15/2016 7:14 PM
2	Offer more art and support more arts and culture events but I think the District does a pretty good job! Yay for Marla Thirsk & Barbara Schramm!!!	11/15/2016 4:25 PM
3	beautify the city; artists grants & commissions	11/14/2016 4:01 PM
4	Perhaps develop an area with a row of artist studios where they could work, live, sell their art, attract tourists but it would have to be affordable for the artists you are trying to attract.	11/14/2016 3:06 PM
5	Fix the sound issues in the community centre	11/14/2016 1:11 PM
6	All of the above may come at a cost, until the cost of the proposed programs are known it would be difficult to support any of the programs at this time.	11/11/2016 8:06 PM
7	There's enough support to the arts as it is, they are no different than any other industry	11/10/2016 9:49 PM
8	Work in conjunction with local arts groups, notable Pacific Rim Arts Society....do not set. up new and therefore additionally costly structures.	11/10/2016 6:29 PM
9	Any or all of the above	11/10/2016 6:11 PM
10	More funding for historical society	11/8/2016 8:30 PM
11	we have provided a brand new facility, which can be used for this purpose	11/2/2016 4:13 PM
12	I think there is sufficient support	10/31/2016 5:00 PM
13	allow the arts to develop without government interference	10/31/2016 10:46 AM
14	support a theater with the museum at the lighthouse site	10/31/2016 8:53 AM
15	support local arts and culture organizations through partnerships	10/30/2016 11:29 PM
16	Work with cultural promoters to develop an attractive location & policies for private sector cultural events.	10/30/2016 3:13 PM
17	Partner with PRAS and offer grant \$\$ for youth and art initiatives and new and continual cultural events	10/29/2016 4:41 PM
18	The arts seem to be well represented at this time, perhaps time to focus on other industry?	10/28/2016 11:08 AM
19	Build an arts centre, as in Banff	10/28/2016 8:47 AM
20	Let it devvelop on its own - this is for people to create, not government to experimet with.	10/28/2016 12:25 AM
21	Perhaps and Arts and Culture committee is needed to steer this if residents want more arts and culture in Ucluelet. PRAS?	10/27/2016 11:40 PM

**Q12 Is the history and culture of Ucluelet showcased throughout the community?**

Answered: 62 Skipped: 0

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Answer Choices	Responses
Yes, history and culture is showcased and easily observed	11.29% 7
No, history and culture is not easily observed	17.74% 11
There is a limited amount of history and culture present, but it needs some work.	70.97% 44
<b>Total</b>	<b>62</b>

**Q13 Do you have any suggestions about how the history of Ucluelet could be celebrated further?**

Answered: 32 Skipped: 30

#	Responses	Date
1	Museum and establish heritage sites. Paths should showcase these things. Don't be afraid to "celebrate" our historical stupidity in allowing fishing and logging over-harvesting to remove our "culture" from the community.	11/15/2016 7:14 PM
2	Talks and walks supported by the District & the Wild Pacific Trail are awesome. Do more of these! And a virtual museum on line would be excellent!	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	More information about it's history would be nice.	11/15/2016 12:14 AM
5	Dedicated historical building or area	11/14/2016 7:11 PM
6	create a museum	11/14/2016 4:01 PM
7	A cultural museum shared with the first nations people.	11/14/2016 3:06 PM
8	Would like more info about Kimoto's and Japanese at the park at the bottom of Kimoto dr.	11/14/2016 1:08 PM
9	More information provided at village square & info centres	11/12/2016 8:06 AM
10	Having a small gallery to show old photographs, walking tours for historical landmarks, and/or assorted signage around town	11/10/2016 9:49 PM
11	Museum	11/10/2016 8:06 PM
12	Open the museum, long talked about.	11/10/2016 6:29 PM
13	First Nations museum. Fishing and logging history	11/10/2016 6:16 PM
14	The Fishing Industry needs profiling.	11/8/2016 8:30 PM
15	encourage the historical society to come up with suggestions	11/2/2016 4:13 PM
16	Educational signage.	10/31/2016 5:00 PM
17	Just maintain and assist the theme of the town	10/31/2016 9:43 AM

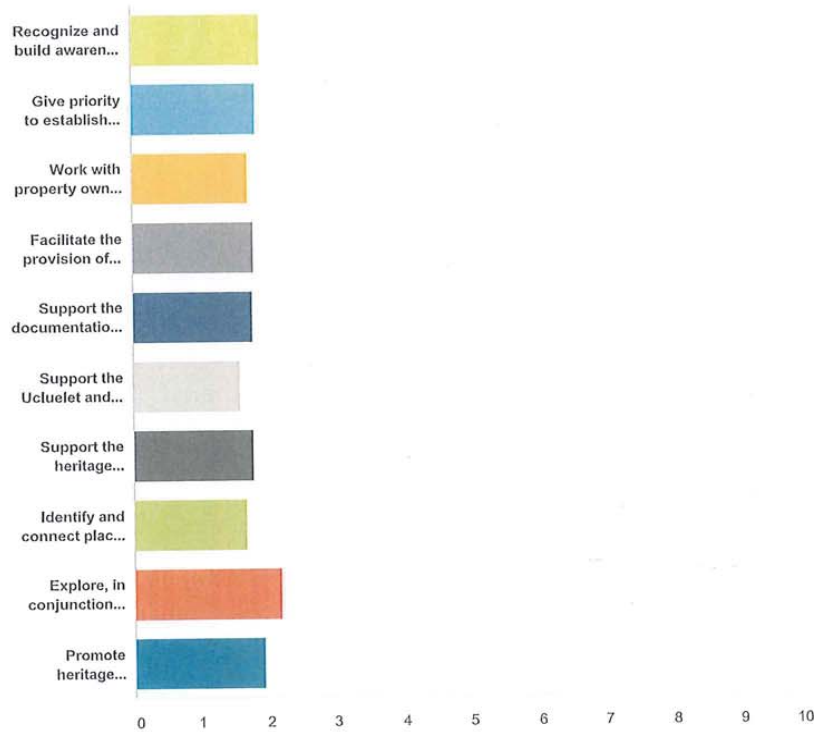
Ucluelet Official Community Plan Exploration & Review

18	build the Museum	10/31/2016 8:53 AM
19	the public art has been a great improvement, how can we showcase some of the archives? is there a place where the Historical Society could have an exhibit?	10/30/2016 11:29 PM
20	Museum, walking path signage.	10/30/2016 3:13 PM
21	Signage in various spots in town.	10/30/2016 10:17 AM
22	museum	10/30/2016 9:03 AM
23	the proposed "museum" at amphitrite	10/30/2016 6:53 AM
24	Include more First Nations history	10/29/2016 5:32 PM
25	Create more historical picture boards at points of interest throughout town, like the dug out canoe- create a self guided walking tour with a pamphlet detailing points of interest and their signifigsnce	10/29/2016 4:41 PM
26	Map/walking tour of historical locations. Museum.	10/29/2016 4:23 PM
27	This is not a very important thing for me.	10/28/2016 11:08 AM
28	Interpretive signage, or history walk with signage, educational tours on the WPT	10/28/2016 9:33 AM
29	Get the Coast Guard House debacle finalised, and let the Historical Society have a chance to make it work.	10/28/2016 12:25 AM
30	History museum or pop-up museum (Historical Society)	10/27/2016 11:40 PM
31	museum - more signage honoring past ie Little beach is an ancient burial ground,	10/27/2016 11:21 PM
32	We don't have a museum - most small towns have some sort of space to learn local history.	10/24/2016 3:09 PM

**Q14 Of the policies below, which do you believe the District of Ucluelet should focus on in the next 5-10 years? Please rate each policy with a priority level.**

Answered: 62 Skipped: 0

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	High Priority	Medium Priority	Low Priority	Don't Know	Total	Weighted Average
Recognize and build awareness of heritage sites (natural and cultural) through street markers, plaques or story boards	28.33% 17	53.33% 32	18.33% 11	0.00% 0	60	1.90
Give priority to establish a First Nation and District of Ucluelet working group to consider heritage and cultural matters, including the use of traditional names of areas of significance to First Nations.	38.71% 24	40.32% 25	19.35% 12	1.61% 1	62	1.84
Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.	47.54% 29	32.79% 20	19.67% 12	0.00% 0	61	1.72
Facilitate the provision of gathering spaces in all parts of the community, with particular emphasis on the Village Square and the Community Centre.	34.43% 21	52.46% 32	13.11% 8	0.00% 0	61	1.79
Support the documentation of heritage places, buildings, artifacts and landscapes in the community	36.67% 22	51.67% 31	10.00% 6	1.67% 1	60	1.77
Support the Ucluelet and Area Historical Society in planning a future museum near the Amphirite Lighthouse site	51.61% 32	38.71% 24	9.68% 6	0.00% 0	62	1.58
Support the heritage preservation and the proper stewardship of District-owned heritage resources	32.79% 20	57.38% 35	9.84% 6	0.00% 0	61	1.77
Identify and connect places of historical significance on the proposed Ucluelet walking trail tour	44.26% 27	45.90% 28	9.84% 6	0.00% 0	61	1.66
Explore, in conjunction with senior levels of government, the potential for a heritage incentives program. This could include zoning relaxations and Heritage Revitalization Agreements	25.81% 16	40.32% 25	24.19% 15	9.68% 6	62	2.18
Promote heritage conservation as an economic development and community revitalization tool	36.07% 22	42.62% 26	13.11% 8	8.20% 5	61	1.93

Q15 The Ucluelet OCP has a goal of

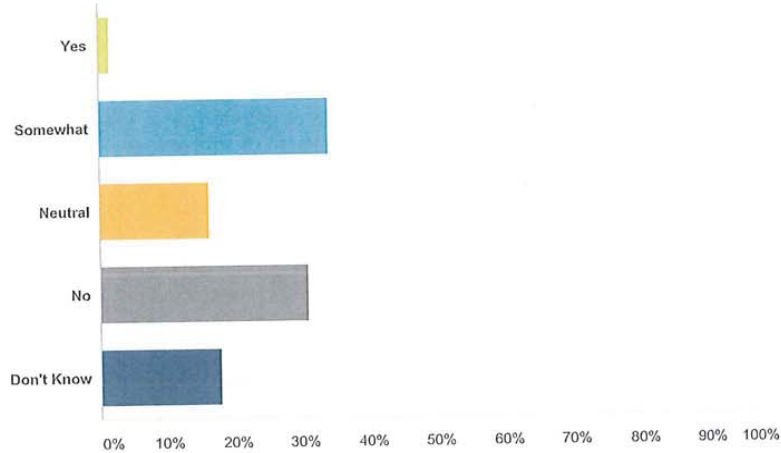
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**creating "a framework for a safe and efficient transportation system for the movement of people and goods within the District". Do you feel that the District of Ucluelet is achieving this goal?**

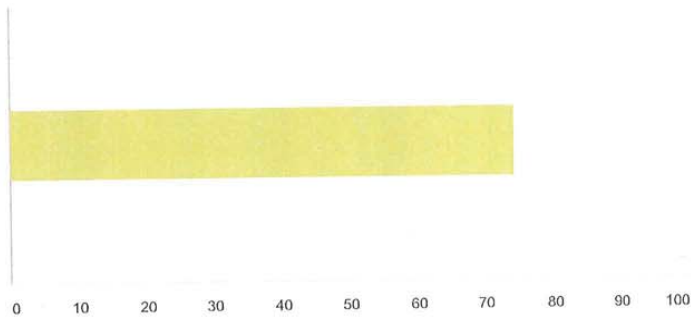
Answered: 62 Skipped: 0



Answer Choices	Responses
Yes	1.61% 1
Somewhat	33.87% 21
Neutral	16.13% 10
No	30.65% 19
Don't Know	17.74% 11
<b>Total</b>	<b>62</b>

**Q16 On the sliding scale below, with 0 being not at all and 10 being a strong yes, do you think the District of Ucluelet should focus on improving the pedestrian and vehicular experience along the Peninsula Road commercial corridor?**

Answered: 62 Skipped: 0



Answer Choices	Average Number	Total Number	Responses
	74	4,606	62
<b>Total Respondents: 62</b>			

#		Date
1	55	11/15/2016 7:14 PM
2	75	11/15/2016 4:25 PM
3	99	11/15/2016 11:34 AM
4	7	11/15/2016 12:14 AM
5	78	11/14/2016 7:11 PM
6	100	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	59	11/14/2016 1:08 PM
10	86	11/14/2016 1:07 PM
11	50	11/14/2016 9:30 AM
12	100	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	95	11/13/2016 8:20 AM
15	100	11/12/2016 8:06 AM
16	79	11/11/2016 8:06 PM
17	92	11/11/2016 4:06 PM
18	100	11/11/2016 2:48 PM
19	5	11/11/2016 4:05 AM
20	65	11/10/2016 9:49 PM
21	50	11/10/2016 8:06 PM
22	16	11/10/2016 7:17 PM
23	37	11/10/2016 6:29 PM
24	80	11/10/2016 6:20 PM
25	69	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	32	11/8/2016 8:30 PM
28	100	11/7/2016 9:31 AM

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29	83
30	97
31	90
32	2
33	84
34	28
35	100
36	85
37	99
38	100
39	50
40	50
41	100
42	100
43	99
44	100
45	100
46	4
47	100
48	64
49	53
50	76
51	70
52	96
53	50
54	86
55	65
56	60
57	99
58	50
59	87
60	100
61	100
62	100

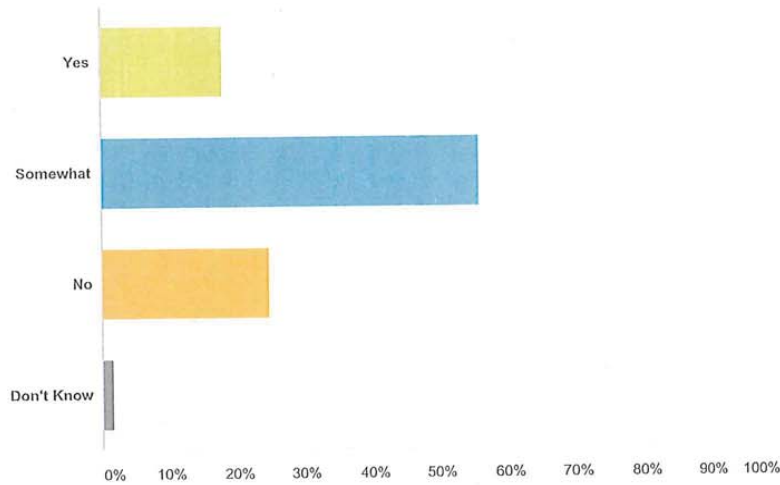
11/2/2016 5:28 PM
11/2/2016 4:13 PM
11/2/2016 10:01 AM
10/31/2016 5:44 PM
10/31/2016 5:00 PM
10/31/2016 10:46 AM
10/31/2016 9:43 AM
10/31/2016 8:53 AM
10/30/2016 11:29 PM
10/30/2016 3:13 PM
10/30/2016 10:35 AM
10/30/2016 10:24 AM
10/30/2016 10:17 AM
10/30/2016 9:03 AM
10/30/2016 7:19 AM
10/30/2016 6:53 AM
10/29/2016 11:23 PM
10/29/2016 5:32 PM
10/29/2016 4:41 PM
10/29/2016 4:23 PM
10/29/2016 11:52 AM
10/28/2016 9:32 PM
10/28/2016 7:48 PM
10/28/2016 2:59 PM
10/28/2016 12:22 PM
10/28/2016 11:08 AM
10/28/2016 9:33 AM
10/28/2016 8:47 AM
10/28/2016 7:48 AM
10/28/2016 12:25 AM
10/27/2016 11:40 PM
10/27/2016 11:21 PM
10/24/2016 3:09 PM
10/24/2016 1:49 PM

**Q17 Do you think that the District of Ucluelet is a compact community that is walkable, vibrant and attractive as a place to live, work and play without the need for a car?**

Answered: 61 Skipped: 1



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Answer Choices	Responses	
Yes	18.03%	11
Somewhat	55.74%	34
No	24.59%	15
Don't Know	1.64%	1
<b>Total</b>		<b>61</b>

#	Additional Comments	Date
1	It is becoming less so as it sprawls. getting from outlying areas to the only food store, post office etc. is not practical without a car now. Ned to provide wide enough bike lanes for enclosed three wheel human powered vehicles to feel safe_ probably half again as wide as what a normal bicycle takes. Wintertime riding here is out of the question for the average person without a cover and "cover" means at least three wheels. It is getting to far to walk within a reasonable time from many areas - especially in the rain (working living and playing - i.e. not touringist).	11/15/2016 7:14 PM
2	I love walking to the Community Centre via the trails between St. Jacque's and Rainforest Lane. This sort of thing should be continued as new areas develop.	11/15/2016 4:25 PM
3	Too many residential roads are deteriorating (the edges are crumbling away), not enough side walks, current sidewalks are basically rivers during rain storms so have to walk on the road to try to avoid the rushing water	11/15/2016 11:34 AM
4	Much more so than tofino!	11/14/2016 7:11 PM
5	I remember driving into Ucluelet as a tourist and seeing it a long street of mismatched building without a heart...except for Coop of course. It was actually the aquarium that succeeded in drawing us down to the core of the village and I found it to be a very pleasant area to be able to walk out onto the dock and into some of the shops. It is also a great place for the town to gather together in celebration and fun. Now that we're living here my husband and I really enjoy walking about the town.	11/14/2016 3:06 PM
6	More pedestrian crosswalks are needed and the traffic issues in the corner of Main and Peninsula need to be addressed.	11/14/2016 1:11 PM
7	It a compact community but i feel the walk along the Peninsula Road could use some boulevard work(trees, planters, sidewalks, lighting) to make it a more user friendly experience.	11/11/2016 8:06 PM
8	there is a need to tidy up the sidewalks and make them safer for all, especially seniors	11/11/2016 4:06 PM
9	By it's geographical size, it is very walkable, but there needs to be more effort in creating dry and stable paths and shortcuts through and around town	11/10/2016 9:49 PM
10	Not for those beyond, say, Little Beach.	11/7/2016 9:31 AM
11	yes, hoever this is a loaded question, we need our cars,(it rains here in the winter)	11/2/2016 4:13 PM

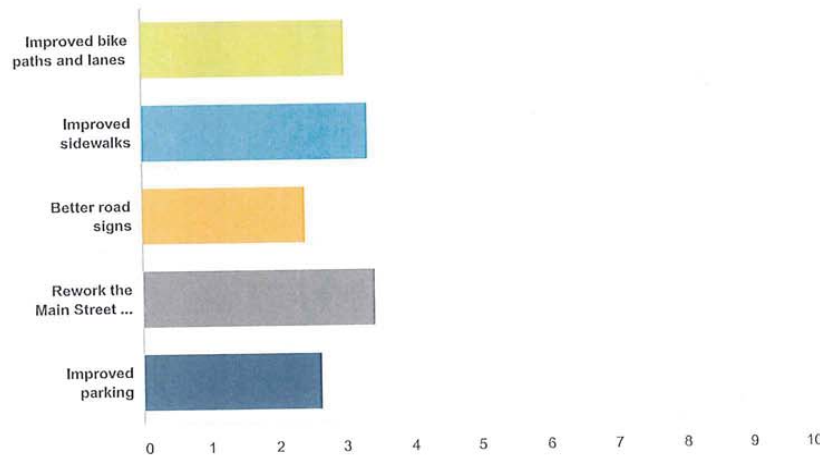
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12	Need a vehicle even to go to the National Park	11/2/2016 10:01 AM
13	Need to create a theme especially along peninsula Rd and clean up the beginning. Gas station tires mounded beat up cars. We need seating along road side for visitors and the elderly. The lack of benches is no good need the strip between the old number one market to the coop grocery store to offer benches and seating areas. The lot between native building and princess needs to become a green area for families picnic tables and perhaps a historical artifact etc with maps talking about the area. Right now it's an eye sore make shift parking lot.	10/31/2016 9:43 AM
14	the distances are small, but it isn't bike-able because of parking on the shoulder and narrow roads. Plus there are minimal bike racks around town.	10/30/2016 11:29 PM
15	Nature of the community -its spread out and hilly	10/30/2016 10:35 AM
16	Main routes need sidewalks.	10/30/2016 10:17 AM
17	There are no functioning cross walks, anyone with limited mobility cannot get around in Ucluelet. Sidewalks end at random and cars are not encouraged to slow down near the city centre	10/29/2016 4:41 PM
18	A walking/bike path all the way to the light-house would be great to facilitate this	10/28/2016 11:08 AM
19	It is walkable but the fall/winter/rain makes that walking challenging. More sidewalks are needed, shelters along the main corridors would be nice	10/27/2016 11:40 PM

**Q18 Please rank the following road-related options in order of importance.**

Answered: 61 Skipped: 1



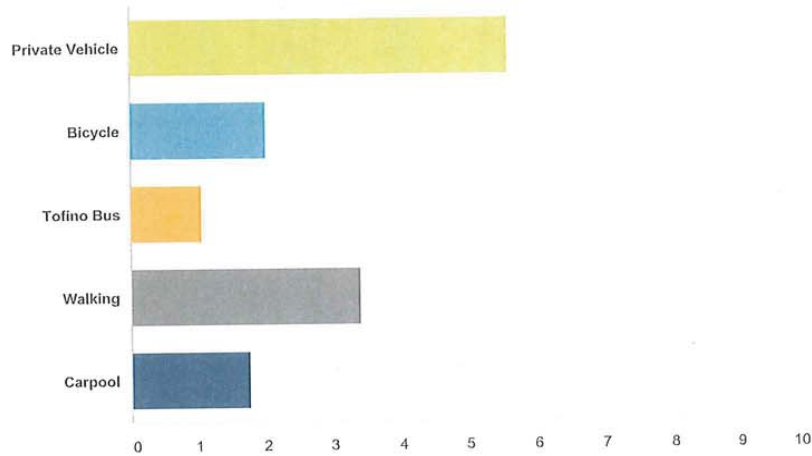
	1	2	3	4	5	Total	Score
Improved bike paths and lanes	17.65% 9	25.49% 13	19.61% 10	13.73% 7	23.53% 12	51	3.00
Improved sidewalks	25.00% 13	23.08% 12	25.00% 13	13.46% 7	13.46% 7	52	3.33
Better road signs	8.16% 4	12.24% 6	16.33% 8	38.78% 19	24.49% 12	49	2.41
Rework the Main Street and Peninsula Avenue intersection	35.85% 19	15.09% 8	18.87% 10	16.98% 9	13.21% 7	53	3.43
Improved parking	14.04% 8	19.30% 11	17.54% 10	14.04% 8	35.09% 20	57	2.63

**Q19 Roughly, what percentage of time do you use each of the following methods of**

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transportation to get around Ucluelet?

Answered: 62 Skipped: 0

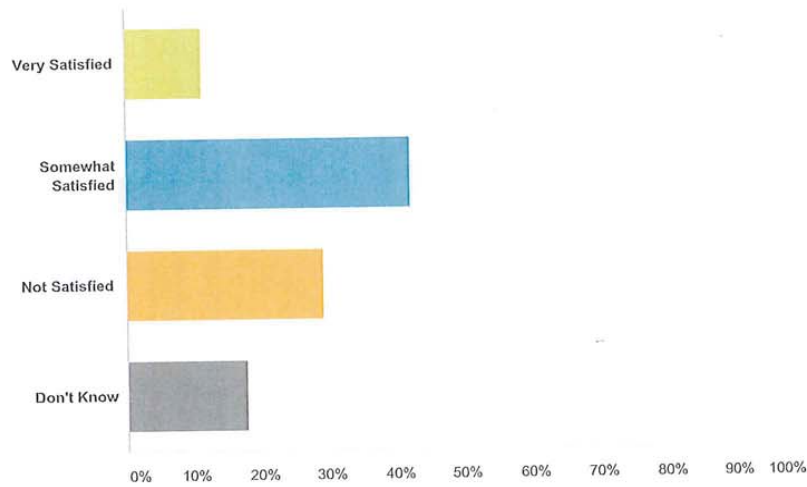


	Never	Less than 10% of the time	10% - 25% of the time	26% - 50% of the time	51% - 75% of the time	75% - 90% of the time	More than 90% of the time	This is my only method of transportation	Total	Weighted Average
Private Vehicle	1.64% 1	6.56% 4	6.56% 4	3.28% 2	19.67% 12	24.59% 15	31.15% 19	6.56% 4	61	5.57
Bicycle	36.36% 20	41.82% 23	12.73% 7	7.27% 4	0.00% 0	0.00% 0	1.82% 1	0.00% 0	55	2.00
Tofino Bus	95.00% 19	5.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20	1.05
Walking	3.28% 2	27.87% 17	32.79% 20	19.67% 12	3.28% 2	6.56% 4	6.56% 4	0.00% 0	61	3.38
Carpool	45.10% 23	43.14% 22	7.84% 4	0.00% 0	1.96% 1	1.96% 1	0.00% 0	0.00% 0	51	1.76

Q20 Are you satisfied with the District of Ucluelet's bike infrastructure including bike paths, bike lanes and bike parking facilities?

Answered: 62 Skipped: 0

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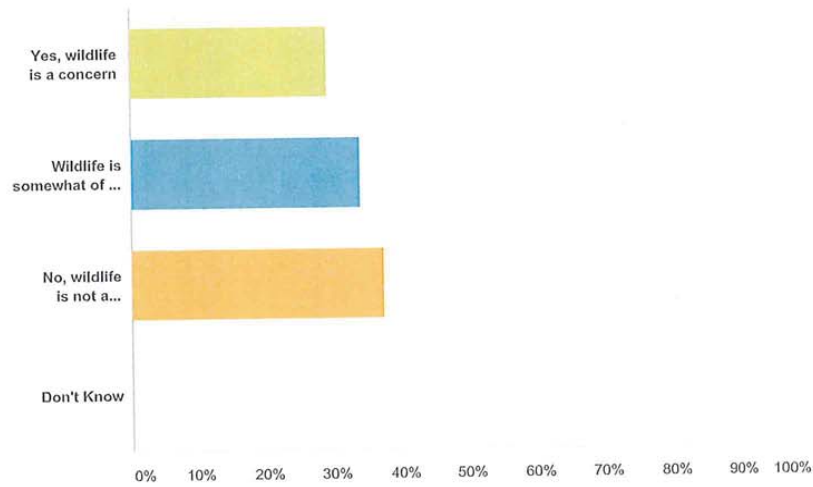
Answer Choices	Responses
Very Satisfied	11.29% 7
Somewhat Satisfied	41.94% 26
Not Satisfied	29.03% 18
Don't Know	17.74% 11
<b>Total</b>	<b>62</b>

#	Additional Comments	Date
1	There are none that I know of. Need more bike racks/parking. Need designated bike paths - especially along Peninsula in summer. Need bike lane out to light house area	11/15/2016 7:14 PM
2	I manage but I notice the roads aren't safe for kids; bike riding needs to be encouraged and made easy	11/14/2016 4:01 PM
3	I don't bike at all, but that might be because there are no delineated bike lanes on roads here, no bikes allowed on trails, and very few bike accessories like racks and covered areas	11/10/2016 9:49 PM
4	could be better and I suggest bike lockers at park walking trails and in the core downtown area to reduce thefts	11/10/2016 6:11 PM
5	stop signs on Peninsula	11/2/2016 10:01 AM
6	The mix of surfaces, gravel and paved, also makes biking difficult especially for kids. Curious to see how the new sidewalk on Marine Drive works for or against bikes. It is very difficult to see when the sun is low on that part of the road and pedestrians are obscured by the light. Keep them safe!	10/30/2016 11:29 PM
7	not a biker	10/30/2016 10:35 AM
8	would be nice to extend the bike path toward Tofino	10/30/2016 6:53 AM
9	safe biking along peninsula needs to be improved	10/29/2016 7:48 AM
10	Bikes need designated areas to ride. NOT on the Wild Pacific Trail	10/27/2016 11:40 PM
11	There is no place to take the kids for a bike ride! No biking is not good in Ucluelet - we need a better infrastructure	10/24/2016 3:09 PM

**Q21 Is wildlife in the community a concern to you?**

Answered: 62 Skipped: 0

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Answer Choices	Responses
Yes, wildlife is a concern	29.03% 18
Wildlife is somewhat of a concern	33.87% 21
No, wildlife is not a concern.	37.10% 23
Don't Know	0.00% 0
<b>Total</b>	<b>62</b>

**Q22 What preventative measures, or improvements, can you suggest to decrease human-wildlife conflicts?**

Answered: 47 Skipped: 15

#	Responses	Date
1	Strictly enforce garbage by-laws. Haze deer out of town to discourage wolves and cougars from coming into town (they are potentially threatening to children). Educate people about the dangers of feeding and 'taming' wildlife.	11/15/2016 7:14 PM
2	Do more education and enforce garbage bylaws	11/15/2016 4:25 PM
3	Discourage storage of garbage outside,	11/15/2016 11:34 AM
4	Not sure. We all need to be animal smart.	11/15/2016 12:14 AM
5	Reduce dumpsters in strata and apartment buildings	11/14/2016 7:11 PM
6	more awareness for people to take responsibility of living in a wild-life area and not a city	11/14/2016 4:01 PM
7	Stiff fines for those who leave the garbage accessible. Educating the public...both locals and tourists.	11/14/2016 3:06 PM
8	Cull the deer	11/14/2016 1:11 PM
9	Bear aware programs, educate the people so we have to intervene with wild animals less	11/14/2016 1:07 PM
10	Education and bylaw enforcement.	11/14/2016 9:30 AM
11	having permanent signs and educating our visitors	11/13/2016 12:34 PM
12	Emphasis on keeping garbage locked up	11/12/2016 8:06 AM
13	educate the humans	11/11/2016 8:06 PM
14	fine those who put out their garbage the night before garbage pickup; educate citizens	11/11/2016 4:06 PM

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15	Education	11/11/2016 2:48 PM
16	If the District could offer truly bear-proof garbage cans at a discount to residents that would help because a lot of the problem arises by cheap plastic cans left out overnight and the bears can easily smell them and rip into them. I have no problem with the deer or the predators they attract; people should just educate themselves and ignore them. I came here for the wildlife and I'd be saddened if they were culled because of ignorant humans.	11/10/2016 9:49 PM
17	Eliminate the deer population	11/10/2016 8:06 PM
18	tight controls on garbage	11/10/2016 7:17 PM
19	Strengthen Bear Aware program.	11/10/2016 6:29 PM
20	Unfortunately culling the deer seems to be the only solution to deter wolves and cougars from entering the town.	11/10/2016 6:20 PM
21	Just let them be	11/10/2016 6:16 PM
22	wildlife is a part of the community, one of the reasons I live here. Humans are generally the issue with wildlife and not always making safe decisions for either.	11/10/2016 6:11 PM
23	Eliminate attractants, including pets left outside.	11/7/2016 9:31 AM
24	education as to how to reduce attractions, education re ways to co-exist safely	11/2/2016 5:28 PM
25	contain garbage	11/2/2016 4:13 PM
26	Have vigorous education/public awareness programs on Bear Aware. Inform public it is okay to have deer. Education regarding keeping your pets on leash.	10/31/2016 5:00 PM
27	Deer cull	10/31/2016 8:53 AM
28	the camera projects at the school are great, bear safe garbage cans are great, people must lock their dumpsters (especially the elementary school!), fines for poor garbage practises	10/30/2016 11:29 PM
29	Educate locals & tourists more about garbage. Have an out of village community garden & safe composting centre with employees (grant funded) that maintain compliance of safety policies. Hyphocus Island?	10/30/2016 3:13 PM
30	More education	10/30/2016 10:35 AM
31	Enforce regulations already in place concerning garbage etc... a newsletter to new residents with information about wildlife and safety	10/30/2016 10:24 AM
32	Locking garbage cans	10/30/2016 10:17 AM
33	education	10/30/2016 9:03 AM
34	education for the humans	10/30/2016 6:53 AM
35	BEAR AWARE PROGRAM!!!	10/29/2016 5:32 PM
36	Revitalize the bear aware program	10/29/2016 4:41 PM
37	Fines for full garbage cans being left out.	10/29/2016 4:23 PM
38	better garbage containment w/public access, signage	10/28/2016 2:59 PM
39	more accessible bear proof garbage bins	10/28/2016 12:22 PM
40	continue to encourage visitors and residents to be smart with food and garbage disposal	10/28/2016 11:08 AM
41	Appropriate signage, educating tourists at hotels (pamphlets)	10/28/2016 9:33 AM
42	Hire a prevention based position within the district staff	10/28/2016 8:47 AM
43	reduce deer population by a controlled harvest	10/28/2016 7:48 AM
44	Cull the deer population to avoid the obvious attraction of predators	10/28/2016 12:25 AM
45	Ucluelet needs to adopt a bylaw that is tough on business and residents that attract bears. There needs to be patrols, enforcement/bylaw and tough fines levied. Many of the garbage offenders are repeat each year. There is no incentive for them to secure their bear attractants. Allow no dumpsters or community bins unless they are secured behind a fence and away from the public. All dumpsters must be locked. Add a community bin at the public works yard or Sonbird for garbage drop off. (For those without garbage pick-up)	10/27/2016 11:40 PM
46	Bear proof garbage cans and huge penalties for property owners who attract wildlife to property. Either create a subsidized program and make it mandatory for homeowners to purchase a bear proof garbage can.	10/24/2016 3:09 PM
47	bear aware	10/24/2016 1:49 PM

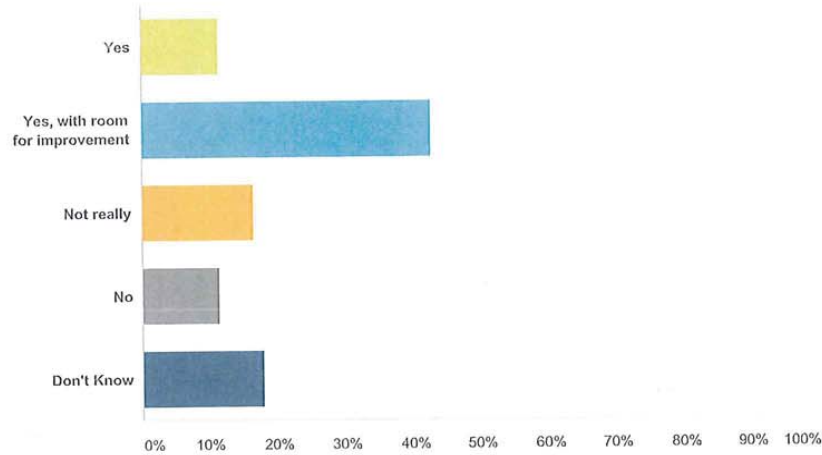
Q23 Do you think that Ucluelet is prepared

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**for an emergency such as an earthquake or tsunami, or the potential from being cut off from the rest of Vancouver Island for an extended period of time?**

Answered: 61 Skipped: 1



Answer Choices	Responses
Yes	11.48% 7
Yes, with room for improvement	42.62% 26
Not really	16.39% 10
No	11.48% 7
Don't Know	18.03% 11
<b>Total</b>	<b>61</b>

**Q24 What do you think the District of Ucluelet could do to be better prepared in case of a major emergency or disaster?**

Answered: 42 Skipped: 20

#	Responses	Date
1	We are stepping up that game now. Expand the budget for education on this issue and include educational material on human causes of potential disasters. Local energy production/capturing is a very large missing piece. Work with Ucluelet First Nation to collaborate on helping one another in any way possible	11/15/2016 7:14 PM
2	Interview residents to make sure they are aware of what they need to do to be prepared	11/15/2016 4:25 PM
3	not sure right now (maybe clarify which houses are in the inundation zone and which are 'safe' so they know whether if should stay at their house or go to emergency meeting locations during an emergency)	11/15/2016 11:34 AM
4	Not sure. We all need to be prepared as individuals.	11/15/2016 12:14 AM
5	Publicize emergency plans online re regarding food, water and 1st aid availability	11/14/2016 7:11 PM
6	teach survival skills and encourage community gardening and foraging	11/14/2016 4:01 PM

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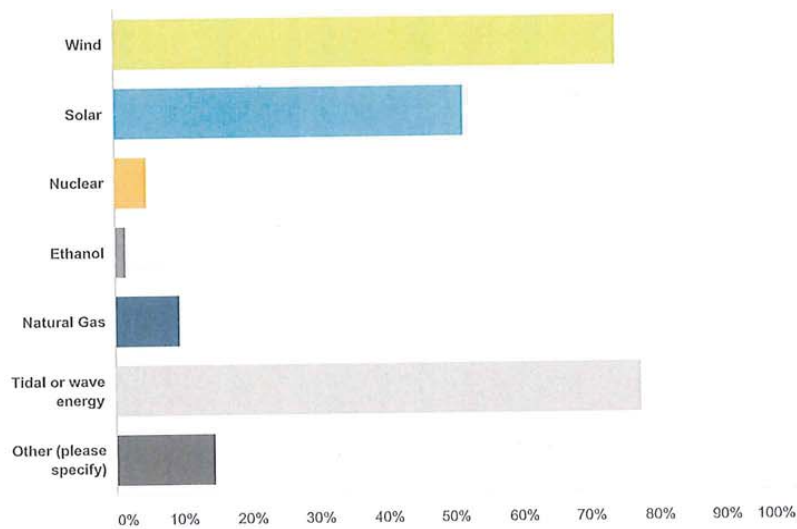
7	Is Ucluelet providing a good education program in the schools. The kids will teach the parents. Also provide parent information meetings at the schools.	11/14/2016 3:06 PM
8	Not sure	11/14/2016 1:11 PM
9	It would be great to see more public engagement/communication around plans. Drills and practice is good but regular touch ins and well placed concise messaging is vital. What I have seen in the past has been lengthy and not engaging.	11/14/2016 1:07 PM
10	Keep discussions up about the reality that it will happen & we have to look after ourselves for at least 72 hours or more. I would like to see neighbour hood groups identified and getting together to meet & greet. Make a day of it, each group can attempt a neighbourhood bbq or gathering and the different people from the district can go around meeting these groups. All voluntary, I know our neighbours have talked about it.	11/13/2016 12:34 PM
11	Improve communications & emergency sirens	11/12/2016 8:06 AM
12	provide education to the residents. The District of Ucluelet should have a plan to evacuate if there is a need.	11/11/2016 8:06 PM
13	develop the Block Watch program in different streets	11/11/2016 4:06 PM
14	Do we have a Ucluelet-wide emergency plan? And the supplies necessary to give food, water and other life-essentials to a community our size for 72 hours? That's all we need.	11/10/2016 9:49 PM
15	Maybe	11/10/2016 6:16 PM
16	Create a space/building that those in the tsunami zone can store emergency items. Do we have a mass storage place where clothing, bedding, medical supplies, communication equipment and food are now? Who knows what will happen, when and if it happens.	11/10/2016 6:11 PM
17	Learn from deficiencies discovered during drills.	11/7/2016 9:31 AM
18	not sure	11/2/2016 5:28 PM
19	nothing will help in a major emergency	11/2/2016 4:13 PM
20	distribute an informational video	11/2/2016 10:01 AM
21	Get community storage bins all around our community with basic survival supplies. Regularly offer, to our community, programs in emergency preparedness	10/31/2016 5:00 PM
22	relax	10/31/2016 10:46 AM
23	add more tsunami sirens	10/31/2016 8:53 AM
24	???	10/30/2016 11:29 PM
25	Assuming that majority of population will not be prepared, and preparing accordingly. A specific tax would be appropriate to cover supplies & storage of such. Annual alarm drills.	10/30/2016 3:13 PM
26	Food and survival caches	10/30/2016 10:35 AM
27	Would be nice to hear the siren from my house	10/30/2016 10:24 AM
28	Have supplies on hand.	10/30/2016 10:17 AM
29	rebuild UES to code so the meeting spot isnt destroyed by the earthquake	10/30/2016 9:03 AM
30	keep the message alive	10/30/2016 6:53 AM
31	Do more community Drills. Maybe try an In Home Drill like we do in our schools.	10/29/2016 11:23 PM
32	more emergency supplies in storage	10/29/2016 5:32 PM
33	Create a multi service facility above the tsunami induction zone that houses Rcmp, ambulance and fire- possibly in the same building as a new seismically updated k-12 school	10/29/2016 4:41 PM
34	Provide all accommodation providers and businesses with info booklets on what to do in an emergency. Have more practice evacuations - perhaps mandatory.	10/29/2016 4:23 PM
35	provide "welcome wagon" type of info pkgs to each taxpayer	10/28/2016 2:59 PM
36	Louder tsunami alarm :)	10/28/2016 11:08 AM
37	Create a better program, hold workshops, get supplies for 2-3 weeks to aid community and visiti	10/28/2016 9:33 AM
38	Plan, prepare, and practice.	10/28/2016 8:47 AM
39	alternate backup power supply	10/28/2016 7:48 AM
40	Continue with the notification systems to keep everyone alerted to the situation, without the need for Facebook!	10/28/2016 12:25 AM



41	Ensure that accomodation providers have a plan to support their guests during an emergency. Can the district help the extra 100's/1000's if an event happened during the summer? We need a better marchalling area!!! The community centre is in an evacuation zone. The schools are so old they will likely crumble or no one will be able to enter after an earthquake. Is the community going to be outside in the rain for days? This needs to be addressed.	10/27/2016 11:40 PM
42	Better communication, more sirens, maybe survival cache locations (build storage space that owners can place goods into) - push for higher level of pre-hospital care (we have none in Ukee beyond basic first aid BCAS is just that)	10/24/2016 3:09 PM

### Q25 Which of the following alternative energy sources do you think the District of Ucluelet should support in the future?

Answered: 62 Skipped: 0



Answer Choices	Responses
Wind	74.19% 46
Solar	51.61% 32
Nuclear	4.84% 3
Ethanol	1.61% 1
Natural Gas	9.68% 6
Tidal or wave energy	77.42% 48
Other (please specify)	14.52% 9
<b>Total Respondents: 62</b>	

#	Other (please specify)	Date
1	It is unbelievable that we have not tapped into both wind and wave energy already. With solar technology advancements and pricing improvements there is no excuse for not having stipulations in the building codes to begin forcing its use. Also of course building codes should be forcing (not just encouraging) more energy efficient housing. Ntural gas, ethanol and nuclear are not "alternative" technologies in the normal sense of the word given why we need to talk about alternatives at all - nor are they necessary, and they continue to tie us to imports which is the opposite of sustainable or emergency preparedness.	11/15/2016 7:14 PM
2	Please NEVER bring Wind farms here! They are an ecological disaster	11/11/2016 4:06 PM

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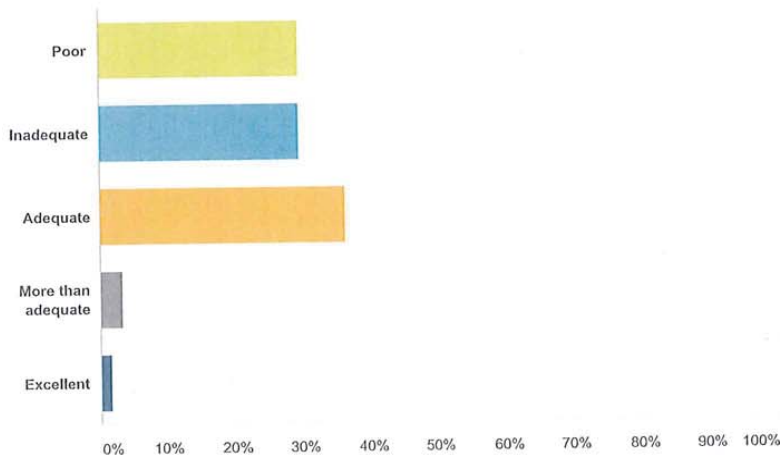
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3	Geothermal - heat pumps. Offer discount on planning permit fee if solar panels and/or geothermal or heat pumps, and/or battery storage installations, are adopted in the construction.	11/10/2016 6:29 PM
4	to be as climate conscious and self sustaining as possible	11/10/2016 6:11 PM
5	none. these all require subsidy.	10/31/2016 10:46 AM
6	tidal if economically feasible	10/30/2016 10:35 AM
7	Wind if any at all ... I don't know that the others would be viable in Ucluelet	10/28/2016 7:48 PM
8	Alternative energy sources are a good idea but I have not done adequate research on methods. For example they are presently studyin the wave energy now.	10/27/2016 11:21 PM
9	geothermal	10/24/2016 1:49 PM

**Q26 How would your rate the District of Ucluelet's efforts to make it easy for residents to reduce, recycle, reuse and compost?**

Answered: 61 Skipped: 1



Answer Choices	Responses	Count
Poor	29.51%	18
Inadequate	29.51%	18
Adequate	36.07%	22
More than adequate	3.28%	2
Excellent	1.64%	1
<b>Total</b>		<b>61</b>

#	Additional Comments	Date
1	We have been hoodwinked into a waste collections scheme that has been rejected by many as being too wasteful and inefficient after some trials. I suspect our current recycling costs more in terms of greenhouse gasses than it saves as multi-material recycling systems like ours are very wasteful. We have no community composting, so little gets done. More education is required about the need for, and alternatives, and what actually happens to the stuff we recycle (an analysis of the waste stream, where it goes, how much actually gets recycled etc.)	11/15/2016 7:14 PM

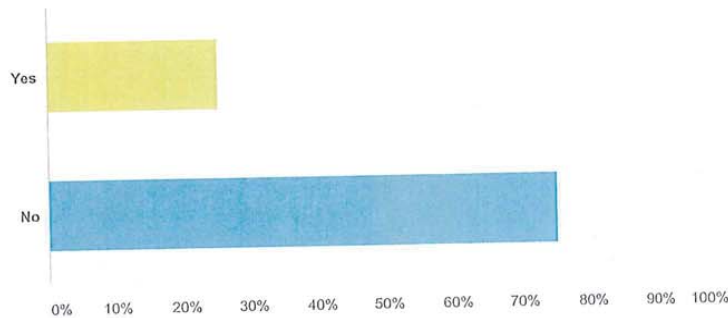
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2	Great to have the curb side recycling program. Would be great to explore community composting with wildlife fences and a re-use it centre.	11/15/2016 4:25 PM
3	I think more education is needed. Maybe a detailed mail-out or something. Not sure.	11/15/2016 11:34 AM
4	Recycling is often only half picked up and bi-weekly. No composting available.	11/15/2016 12:14 AM
5	need a compost system and a recycling free-store (Cortes Island has these things and it's a remote area)	11/14/2016 4:01 PM
6	we should all have waterproof containers, and continued education should be sent out, via email, facebook and printed about what we can or can't do. Even send it quarterly.	11/13/2016 12:34 PM
7	Difficult to compost	11/13/2016 8:20 AM
8	unknown	11/11/2016 8:06 PM
9	As a tenant I feel I have very few options	11/11/2016 2:48 PM
10	Right now the curb-side pickup has too many limitations (e.g. No glass). Most people are lazy and just throw the glass or other items away instead of driving to Son Bird to recycle. Compost is difficult due to wildlife here, and people don't know how to do it properly anyways. I've yet to see any program or educational material presented by the District on reduce/reuse/recycle initiatives.	11/10/2016 9:49 PM
11	difficult to recycle some items like glass	11/2/2016 10:01 AM
12	I appreciate that the depot is open on Saturdays, as I often miss the weekly pickup or have other items. Composting isn't supported at all.	10/30/2016 11:29 PM
13	Garbage & recycling is good, except for commercial recycling. Composting is weak spot. Community farm/garden/compost centre with paid caretakers is a suggestion that would also enhance our Friday Night Market.	10/30/2016 3:13 PM
14	glass recycle would be nice. Community compost?	10/30/2016 10:35 AM
15	there is a bylaw against composting in town	10/29/2016 5:32 PM
16	Sonbird will not pick up glass or soft plastic which means it mostly ends up in the garbage. They should have to pick up all recyclables at curbside. We should have a municipal compost weekly pick up as well	10/29/2016 4:41 PM
17	A town compost would be ideal	10/28/2016 11:08 AM
18	We need a community compost system	10/28/2016 7:48 AM
19	The recycling with ACRD isn't great. They don't accept all items at the curb.	10/27/2016 11:40 PM

**Q27 Are you satisfied with the level of community education, awareness and outreach about alternative energy and how to reduce emissions?**

Answered: 56 Skipped: 6

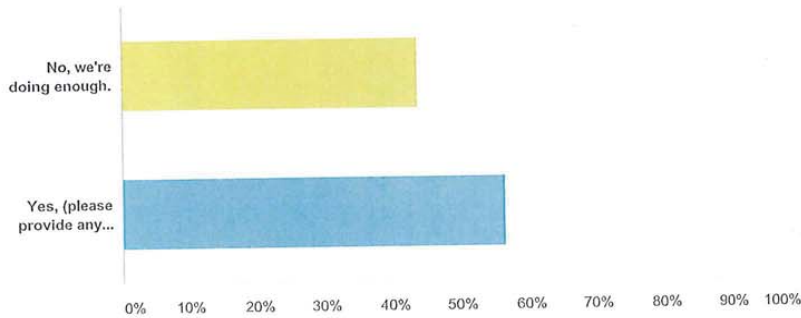


Answer Choices	Responses	Count
Yes	25.00%	14
No	75.00%	42

Total		56
#	Comments	Date
1	I'm not aware of any!	11/15/2016 7:14 PM
2	It would be wonderful to have a local shuttle to help people cut down on driving.	11/15/2016 4:25 PM
3	I notice a lot of idling trucks - shameful!	11/14/2016 4:01 PM
4	I haven't seen much of anything about this	11/14/2016 1:11 PM
5	I wasn't aware the community was even talking about alternative energy	11/13/2016 12:34 PM
6	Unknown	11/11/2016 8:06 PM
7	There can never be too much	11/11/2016 2:48 PM
8	I've heard we lazily engage with universities on wave energy but we don't actively pursue it, so I guess this community doesn't care about the awesome raw power that is right on our doorstep! We could be a case study community for the WORLD if truly pursued wave energy to the point where we produced all of our community's energy needs. How amazing that would be!	11/10/2016 9:49 PM
9	not aware of it (just moved here)	11/10/2016 6:11 PM
10	this is something council can support, but it is not in their mandate	11/2/2016 4:13 PM
11	I may just not know	11/2/2016 10:01 AM
12	waste of time and money	10/31/2016 10:46 AM
13	I don't expect this from a municipality except for water reduction	10/30/2016 11:29 PM
14	No idling bylaw should be in place.	10/30/2016 3:13 PM

**Q28 Are there any programs or initiatives on the issue of climate change that you would like adopted into the new Official Community Plan?**

Answered: 55 Skipped: 7



Answer Choices	Responses
No, we're doing enough.	43.64% 24
Yes, (please provide any suggestions you may have)	56.36% 31
<b>Total</b>	<b>55</b>

#	Yes, (please provide any suggestions you may have)	Date

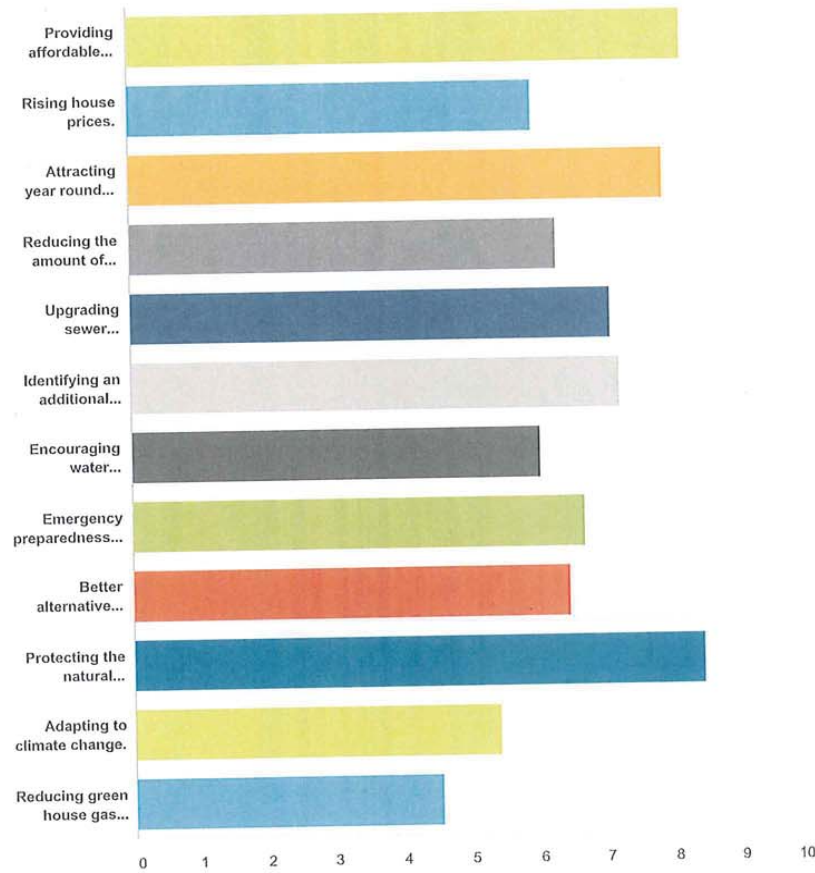
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1	Building code, bike paths, encourage small electric vehicles, encourage "natural" resource use in recreation like sailing, kayaking, biking. Education, education, education. Eduation needs to accompany everything we do because most people simply don't take it as serious as the scientific evidence indicates that we should.	11/15/2016 7:14 PM
2	Energy efficient home construction & incentives to conserve water	11/15/2016 4:25 PM
3	Alternative energy sources	11/14/2016 7:11 PM
4	bus transportation to Tofino - to help reduce the cars on the road	11/14/2016 4:01 PM
5	I don't think we are doing enough but am not well versed enough to comment on programs	11/14/2016 1:07 PM
6	Not sure yet - new resident.	11/14/2016 9:30 AM
7	can we have a local compost area or collection site	11/13/2016 12:34 PM
8	Conserve power!	11/13/2016 8:20 AM
9	Ocean life preservation & changes	11/12/2016 8:06 AM
10	unknown	11/11/2016 8:06 PM
11	Look at the big picture and clearly define our goals	11/11/2016 2:48 PM
12	We should be a fully green, energy-producing community that runs off of wind, solar, geothermal, and/or tidal energy! We have it all here, and we don't pursue any of it. We should be seeking funders, universities, innovative tech companies, interest groups, anyone who can work with us to build these technologies here.	11/10/2016 9:49 PM
13	Composting	11/10/2016 6:16 PM
14	solar street lights	11/10/2016 6:11 PM
15	As mentioned alternative energy sources	11/2/2016 10:01 AM
16	Man made climate change has not been proven.	10/31/2016 5:44 PM
17	Rain water storage, municipal solar arrays, vertical axis wind towers for power generation.	10/31/2016 5:00 PM
18	we are doing too much.	10/31/2016 10:46 AM
19	not sure, not knowledgeable enough	10/31/2016 8:53 AM
20	i don't know...but this is important.	10/30/2016 11:29 PM
21	Community composting, bike paths, more affordable transport to Tofino, Port & Nanaimo	10/30/2016 3:13 PM
22	Local food initiatives	10/30/2016 10:35 AM
23	More recycling	10/30/2016 10:24 AM
24	improve sidewalks, bike lanes	10/29/2016 11:23 PM
25	Transition Town	10/29/2016 5:32 PM
26	Subsidies for off grid/solar housing. Rainwater collection. Recycled building materials.	10/29/2016 4:41 PM
27	co-housing	10/29/2016 11:52 AM
28	Education	10/28/2016 9:32 PM
29	home/business owners tax relief (small incentives)	10/28/2016 2:59 PM
30	reduce emissions, better recycling programs, etc	10/28/2016 9:33 AM
31	Please be clear what you mean by climate change. If you are suggesting that it is connected to man then you have been brainwashed by folk who have a political agenda that suits their purposes. Please do some more research	10/27/2016 11:21 PM

**Q29 What do you think are the greatest challenges facing Ucluelet over the coming 5 to 10 years?**

Answered: 61 Skipped: 1

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	1	2	3	4	5	6	7	8	9	10	11	12	Total	Score
Providing affordable rental housing.	29.79% 14	12.77% 6	6.38% 3	8.51% 4	4.26% 2	2.13% 1	10.64% 5	4.26% 2	2.13% 1	6.38% 3	4.26% 2	8.51% 4	47	8.17
Rising house prices.	6.82% 3	11.36% 5	4.55% 2	11.36% 5	2.27% 1	13.64% 6	2.27% 1	6.82% 3	2.27% 1	11.36% 5	9.09% 4	18.18% 8	44	5.95
Attracting year round businesses to create more year round employment.	16.00% 8	4.00% 2	16.00% 8	16.00% 8	8.00% 4	10.00% 5	6.00% 3	10.00% 5	2.00% 1	0.00% 0	8.00% 4	4.00% 2	50	7.88
Reducing the amount of garbage that is produced.	0.00% 0	4.26% 2	8.51% 4	10.64% 5	12.77% 6	10.64% 5	8.51% 4	17.02% 8	14.89% 7	6.38% 3	2.13% 1	4.26% 2	47	6.28
Upgrading sewer infrastructure	3.92% 2	15.69% 8	7.84% 4	11.76% 6	11.76% 6	5.88% 3	9.80% 5	9.80% 5	5.88% 3	7.84% 4	3.92% 2	5.88% 3	51	7.08

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Identifying an additional water source to meet demand for water during the drier summer months.	11.32% 6	7.55% 4	11.32% 6	11.32% 6	7.55% 4	9.43% 5	9.43% 5	7.55% 4	7.55% 4	7.55% 4	3.77% 2	5.66% 3	53	7.21
Encouraging water conservation during the summer months.	0.00% 0	4.26% 2	2.13% 1	14.89% 7	10.64% 5	12.77% 6	8.51% 4	14.89% 7	17.02% 8	6.38% 3	4.26% 2	4.26% 2	47	6.02
Emergency preparedness of the District and Ucluelet residents.	0.00% 0	8.70% 4	10.87% 5	2.17% 1	26.09% 12	6.52% 3	15.22% 7	8.70% 4	4.35% 2	6.52% 3	6.52% 3	4.35% 2	46	6.67
Better alternative transportation (i.e. bike paths and bus service).	2.17% 1	10.87% 5	10.87% 5	8.70% 4	8.70% 4	8.70% 4	4.35% 2	10.87% 5	10.87% 5	15.22% 7	2.17% 1	6.52% 3	46	6.43
Protecting the natural environment as Ucluelet grows.	25.00% 13	15.38% 8	9.62% 5	7.69% 4	1.92% 1	7.69% 4	11.54% 6	1.92% 1	7.69% 4	7.69% 4	1.92% 1	1.92% 1	52	8.42
Adapting to climate change.	6.52% 3	4.35% 2	10.87% 5	4.35% 2	6.52% 3	4.35% 2	4.35% 2	6.52% 3	10.87% 5	6.52% 3	26.09% 12	8.70% 4	46	5.39
Reducing green house gas emissions.	6.52% 3	6.52% 3	4.35% 2	0.00% 0	4.35% 2	8.70% 4	4.35% 2	2.17% 1	6.52% 3	15.22% 7	15.22% 7	26.09% 12	46	4.54

**Q30 Are there any other challenges, not listed above, that Ucluelet will need to address over the coming 5 to 10 years?**

Answered: 34 Skipped: 28

#	Responses	Date
1	Question 29 - Vaguely worded. Should not be a priority with only one item being able to be given the same priority...That is way too vague and misleading to provide any useful information. Most of these things are important and some should be worked on simultaneously. We need to be forcing (not encouraging) water conservation ALL year (it costs money to treat and pump water too...and that produces greenhouse gases etc, and the more water you use the more/bigger infrastructure you need requiring more expense to maintain....and on it goes.. I think we need someone in the planning department that understands these connections - otherwise how can you plan appropriately? The Growth (to be or not to be) question NEEDS to be talked about. Is not reducing greenhouse gas emissions part of adapting to Climate change - why both questions in this limiting priority scale when there are many other things that could have been asked about? Who designed this questionnaire anyway!?	11/15/2016 7:14 PM
2	Limit growth rate while maintaining infrastructure	11/15/2016 4:25 PM
3	Road/street improvements (repaving) and improved safety for pedestrians (more sidewalks)	11/15/2016 11:34 AM
4	Seniors housing!	11/15/2016 12:14 AM

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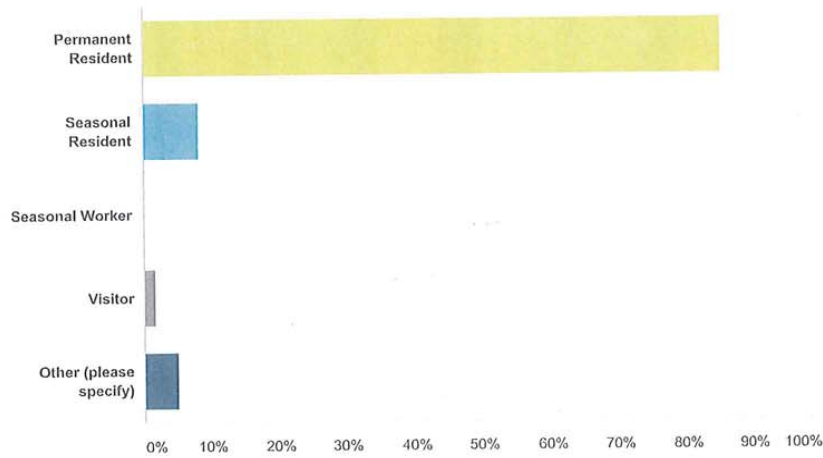
5	self-sufficiency (in terms of food sources); not selling off the town (i.e. not being a town of vacation rentals to outside ownership); encouraging residents to support local businesses and build community loyalty; enlightened urban planning & enriching growth opportunities that support long-term visions	11/14/2016 4:01 PM
6	At the height of tourist season people want to be camping out on the WPT or sleeping in their van out in front of your house. Bylaw enforcement regarding these issues. Also some of the bylaws regarding greenspace setback areas in the newer developments. Please don't deforest your town.	11/14/2016 3:06 PM
7	Ucluelet should have replacement of UES and USS on the top of its priority list. This would bring and keep families here.	11/14/2016 1:08 PM
8	Just add affordable housing again?	11/14/2016 1:07 PM
9	Increase in tourist traffic impact on core services.	11/14/2016 9:30 AM
10	Resources for seniors	11/14/2016 2:59 AM
11	indoor activities & recreation for all ages	11/13/2016 12:34 PM
12	Water levels rising - flooded roads in and out of town	11/12/2016 8:06 AM
13	we need to make Ucluelet more attractive to seniors	11/11/2016 4:06 PM
14	We need a harbour that supports people who live on their boats. This is a water community, a harbour community, and an affordable housing option that many enjoy as a lifestyle is living on their sailboat or small yacht, like Victoria does. There's good money for the District in rent and people could afford to live here in an alternative way.	11/10/2016 9:49 PM
15	To identify attractions and work to promote tourism, and to provide reasonable accommodation for service workers.	11/10/2016 6:20 PM
16	Health care closer	11/10/2016 6:16 PM
17	updating and enforcing bylaws	11/10/2016 6:11 PM
18	Disregard of Water Lot users value to economy.	11/8/2016 8:30 PM
19	ALL businesses must have a business license, even a single air b&b, and pay all taxes.	11/7/2016 9:31 AM
20	Housing	11/2/2016 10:01 AM
21	Community gardens	10/31/2016 5:00 PM
22	Illegal Nightly rentals need to be addressed from today forward for over the next ten years. We don't want a vacant town with no basic services because no one can find affordable housing. We need a well rounded community and its needs to be affordable for everyone.	10/31/2016 9:43 AM
23	zoning that permits additional housing options such as laneway style homes	10/31/2016 8:53 AM
24	Social Services, Education	10/30/2016 3:13 PM
25	local food	10/30/2016 10:35 AM
26	Encourage new buildings and old to have secondary suites with accomadations.	10/30/2016 10:17 AM
27	Rebuilding the school is essential.	10/30/2016 9:03 AM
28	many..The District has no record of water lines, sewage lines in original areas. I don't want to be responsible for the cost to find these!	10/29/2016 11:23 PM
29	Stopping the creation of municipal lots for sale and only create more once the many empty lots we already have are bought and developed.	10/29/2016 4:41 PM
30	Invasive Species	10/28/2016 9:33 AM
31	Coexisting with wildlife	10/28/2016 8:47 AM
32	Avoiding the downloading of other levels of government on the Municipality; and maintaining access and economic benefit to the surrounding ACRD and Provincial lands.	10/28/2016 12:25 AM
33	The biggest issue is going to be new development. The district staff needs to have policies in place and proper staff. There have been many mistakes in the planning department in the last 10 years. We need to ensure developers do things well.	10/27/2016 11:40 PM
34	Higher level of pre-hospital care - basic life service is insufficient and an absolute insult when a majority of Canada is able to receive much higher level of care in very remote locations.	10/24/2016 3:09 PM

**Q31 What best describes your living situation in Ucluelet?**

Answered: 61 Skipped: 1



Ucluelet Official Community Plan Exploration & Review



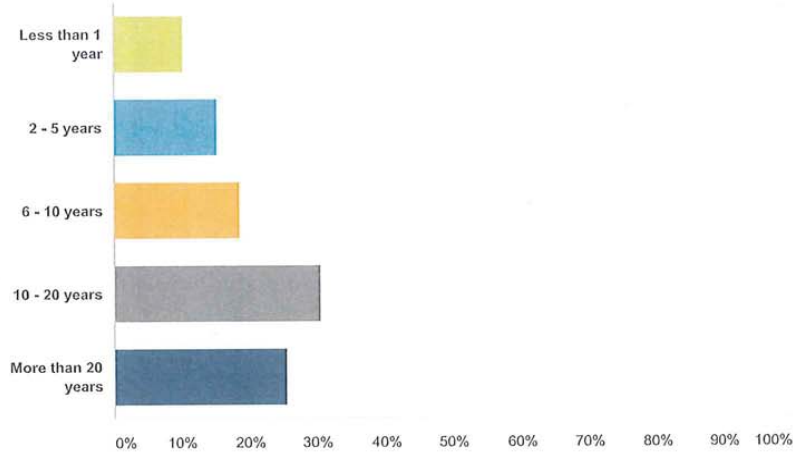
Answer Choices	Responses	
Permanent Resident	85.25%	52
Seasonal Resident	8.20%	5
Seasonal Worker	0.00%	0
Visitor	1.64%	1
Other (please specify)	4.92%	3
<b>Total</b>		<b>61</b>

#	Other (please specify)	Date
1	Businessman 38Years in community	11/8/2016 8:30 PM
2	Work full time in Ucluelet, live in Tofino (for now)	10/28/2016 9:33 AM
3	own property. Live just outside but a part of the community	10/28/2016 7:48 AM

**Q32 If you are a permanent or seasonal resident, how long have you lived, full or part-time, in Ucluelet?**

Answered: 59 Skipped: 3

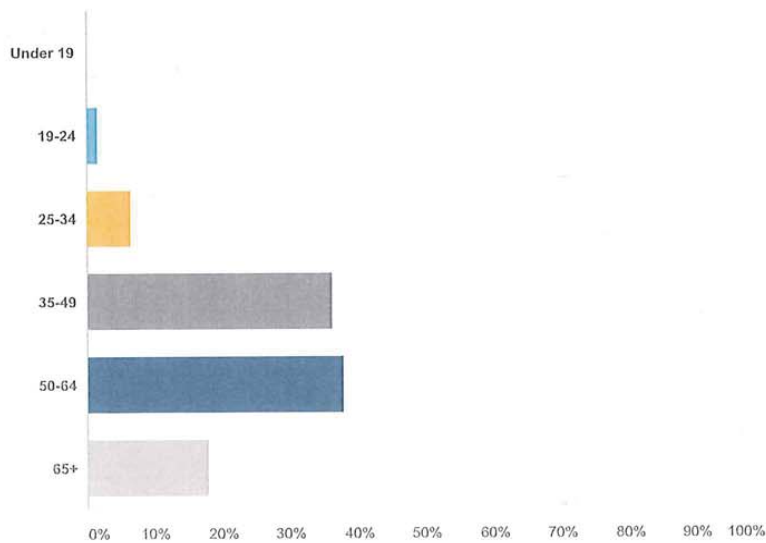
Ucluelet Official Community Plan Exploration & Review



Answer Choices	Responses	Count
Less than 1 year	10.17%	6
2 - 5 years	15.25%	9
6 - 10 years	18.64%	11
10 - 20 years	30.51%	18
More than 20 years	25.42%	15
<b>Total</b>		<b>59</b>

**Q33 What is your age?**

Answered: 61 Skipped: 1



Ucluelet Official Community Plan Exploration & Review

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Answer Choices	Responses	
Under 19	0.00%	0
19-24	1.64%	1
25-34	6.56%	4
35-49	36.07%	22
50-64	37.70%	23
65+	18.03%	11
<b>Total</b>		<b>61</b>

**Q34 Is there anything else that you would like the District of Ucluelet to consider when updating the OCP?**

Answered: 28 Skipped: 34

#	Responses	Date
1	Hire someone who understand the connections between economy, social issues, environmental issues, energy and water and waste etc. This questionnaire indicates to me we currently have no-one on the job who does. Or is it that sonone knows how to design a questionnaire that provides information that allows people to accurately provide relevant input. This feels like it was designed by, at best, a first year university planning class....I went through some of thosel	11/15/2016 7:14 PM
2	Maintaining forest patches and riparian forested habitat along the harbour and outer coast in areas that are slated for development	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	No, but thank you.	11/15/2016 12:14 AM
5	working with Tofino more - as sister cities	11/14/2016 4:01 PM
6	A new UES/USS / it is time for a new school that meets the needs of 21st century students. This needs to be in the less than five year plan.	11/14/2016 1:08 PM
7	I think the Cedar Road area could be further development. There is much unused District land and parking. Kind of an ugly area that could be improved.	11/12/2016 8:06 AM
8	make Ucluelet a safe and secure and vibrant place for ALL ages, including seniors	11/11/2016 4:06 PM
9	Formally adopt adherence to "dark skies" policy, adopting LED low-energy lighting ad taking an active role to advise commercial, industrial premises on best practice for reducing light glare; consider by-law to limit light nuisance.	11/10/2016 6:29 PM
10	Parking. Even if changing use of a "grandfathered" location and business, new parking requirements should be enforced.	11/7/2016 9:31 AM
11	Restore the W4 and W5 commercial & industrial zoning along the harbour front, restate that the harbours first use is for industrial purposes.	11/2/2016 4:13 PM
12	Hire a urban design engineer	11/2/2016 10:01 AM
13	Support for community gardens	10/31/2016 5:00 PM
14	climate change will happen with or without trowing money around.	10/31/2016 10:46 AM
15	Bylaw enforcement and green areas along Peninsula Rd with benches and picnic tables	10/31/2016 9:43 AM
16	if you are going to have greenspace covenants then enforce them which is not happening now	10/31/2016 8:53 AM
17	Food security - community gardens, clustering emergency services at the fire hall,	10/30/2016 11:29 PM
18	Industry must be ecologically sustainable, promote small footprint housing.	10/30/2016 3:13 PM
19	Local food initiatives important due to tsunami and climate change risks	10/30/2016 10:35 AM
20	Water is an issue the colour of it. Making the streets safe with traffic, Review of traffic patterns in town they have not changed in 40 years what can we do differently.	10/30/2016 10:17 AM

Ucluelet Official Community Plan Exploration & Review

SurveyMonkey

21	Reduce parking along Peninsula by 30% and replace with gardens bus shelters benches etc. We need to reduce traffic speed and make our town a nicer place to walk around. Just look at Tofino as much as i hate to say it they got it right with their pedestrian upgrades. We need to stop with the outdated marina aesthetic which lacks visibility and doesnt seem to represent the town people are coming to visit and focus more on west coast and first nations themes.	10/30/2016 9:03 AM
22	Keep us unique with small town feel, lots of history, trails, And Friendly Welcoming Community!	10/29/2016 11:23 PM
23	DEVELOPMENT PERMITS FOR ALL NEW multifamily, and pocket neighbourhoods	10/29/2016 5:32 PM
24	We need a new school. An earthquake in Ucluelet would destroy the current schools and that would decimate the towns young population. We need to secure funding from all levels of government to build a new school now- that is above the tsunami induction zone and that will withstand a large scale earthquake- and can be used as a town refuge in the event of a large scale disaster. This is top priority for the town and all residents- whether or not they have children, we do not have a single building with the capacity to house displaced residents in the event of a disaster that destroys all of our non earthquake safe buildings.	10/29/2016 4:41 PM
25	Affordable Housing - not necessarily rental property	10/28/2016 2:59 PM
26	The District of Ucluelet needs to transition into being a tourist community. We need public works/parks and recreation staff available 7 days a week. The Community centre needs to function 7 days a week. During the summer months there is no staff or limited staff available to ensure that the parks spaces /public washrooms are refreshed each day.	10/27/2016 11:40 PM
27	The first priority should be a pool for families to go and enjoy. Never saw that in this questionnaire - but it seriously needs to be addressed. No need for multiplex, just a really good quality small town pool - many other places across Canada have these!	10/24/2016 3:09 PM
28	development permit area 9 for MFR needs to change	10/24/2016 1:49 PM

**Q35 Thank you for completing this survey. Please attend our World Cafe session on Saturday, October 29 to discuss key questions for the OCP update with other residents and District of Ucluelet staff. The World Cafe sessions will run from 10 a.m. - 12 noon and again from 1 p.m. to 3 p.m. at the community hall. On Saturday, November 26, we will host an open house to present all the input received from the public and next steps. Check [www.ucluelet.ca](http://www.ucluelet.ca) for updates or join us at [facebook/districtof.ucluelet/](https://www.facebook.com/districtof.ucluelet/) if you want to join our email list for updates, please leave us your email below.**

Answered: 19 Skipped: 43

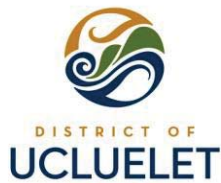
#	Responses	Date
1	beasley@island.net	11/15/2016 4:25 PM
2	kirstenj@toquaht.ca	11/15/2016 11:34 AM
3	ldoupe@pwr.ca	11/14/2016 2:59 AM
4	ahobyan@netscape.net	11/13/2016 8:20 AM
5	pdesserud@telus.net	11/11/2016 2:48 PM
6	dwmanalive@gmail.com	11/10/2016 6:29 PM
7	nshiegler@hotmail.com	11/10/2016 6:20 PM
8	bcseafood@hotmail.com	11/8/2016 8:30 PM
9	brian@subtidaladventures.com	11/7/2016 9:31 AM

Ucluelet Official Community Plan Exploration & Review

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10	psieber@telus.net	11/2/2016 5:28 PM
11	larsendiesel@outlook.com	11/2/2016 4:13 PM
12	joseewales@yahoo.com	11/2/2016 10:01 AM
13	mark.jmcc@gmail.com	10/31/2016 5:44 PM
14	I tried to go to the World Cafe and it was CLOSED at 2:30. How very disappointing and insulting and unprofessional.	10/29/2016 5:32 PM
15	ajanissee@ucluelet.ca	10/29/2016 4:23 PM
16	terli37@gmail.com	10/29/2016 11:52 AM
17	jillian_jjedwards@hotmail.com	10/28/2016 11:08 AM
18	regpayne@hotmail.com	10/28/2016 7:48 AM
19	szymonszy@me.com	10/24/2016 3:09 PM





## STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 12, 2017  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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

**FILE NO:** 6480-20-2018-OC

**SUBJECT:** UCLUELET OCP BYLAW REVIEW – PROJECT UPDATE.

**Report No:** 17-71

**ATTACHMENTS:** APPENDIX A – EXCERPTS FROM DRAFT CONSULTING SERVICES AGREEMENT WITH VIU  
APPENDIX B – STAFF REPORT FROM THE MAY 9, 2017, REGULAR COUNCIL AGENDA

**RECOMMENDATION(S):**

**THAT** Council, with respect to the ongoing project to review and update the Official Community Plan bylaw:

1. give early notice to the following agencies of the District’s intent to update the Ucluelet Official Community Plan bylaw, and invite their participation and input:
  - Yuułuʔiłʔatḥ Legislature – Ucluelet First Nation;
  - ‘tukʷaaʔath Council - Toquaht Nation;
  - Alberni Clayoquot Regional District;
  - District of Tofino;
  - School District 70;
  - Island Health;
  - Ministry of Transportation and Infrastructure;
  - Pacific Rim National Park Reserve;
  - Clayoquot Biosphere Trust;
  - Westcoast Community Resources Society;
  - Alberni Clayoquot Health Network;
  - Wild Pacific Trail Society;
  - Tourism Ucluelet; and
  - Ucluelet Chamber of Commerce
  
2. reach out to the leadership of the Yuułuʔiłʔatḥ and ‘tukʷaaʔath First Nations to:
  - a. invite Yuułuʔiłʔatḥ and ‘tukʷaaʔath First Nations’ participation in the update of the Ucluelet municipal Official Community Plan;
  - b. ask how the Yuułuʔiłʔatḥ and ‘tukʷaaʔath would like to be consulted on this project;
  - c. inquire whether the Yuułuʔiłʔatḥ and ‘tukʷaaʔath First Nations are interested in co-authoring a new section of the municipal OCP to overview the relationship between the Ucluelet municipal government, the broader community, First Nations people and traditional lands; and,
  - d. invite discussion with the Yuułuʔiłʔatḥ First Nation Legislature and Staff, and the ‘tukʷaaʔath Council and Staff on areas of mutual interest and support;

3. endorse the work plan as outlined in the Staff report; and,
4. authorize Staff to enter into a sole-source consulting agreement with Vancouver Island University for the scope of research, consultation and analysis as detailed in **Appendix 'A'** to the Staff report, for an honorarium fee not to exceed \$15,000.

**PURPOSE:**

The purpose of this report is to provide a brief background and context for the next steps to review and update the Ucluelet Official Community Plan (**OCP**) bylaw. This report touches on the work done to date, areas of focus for the work ahead, tasks to be completed by Staff and consultants, and opportunities for input by community members, stakeholders, neighbouring jurisdictions and interested agencies. An overview of the project budget and timeline is also included. Staff are seeking a Council resolution to provide direction for the next stages of the OCP review project.

**BACKGROUND:**

A review of the Ucluelet Official Community Plan (OCP) bylaw was initiated by Council in 2016.

In September of 2016 the District of Ucluelet, along with students and faculty from Vancouver Island University's (**VIU**) Master of Community Planning program, initiated a process to collect community opinions on the District's Official Community Plan. A report on the findings from the initial public consultation was placed on the May 9, 2017, Council agenda (see **Appendix 'B'**) but the item was tabled at that time. Further consultation work was completed by VIU students this past summer.

Council has indicated that bringing the review and update of the OCP bylaw to a point of conclusion before the summer of 2018 is a high priority. Presentation of a draft OCP this spring would avoid the busy summer season and the run-up to the fall municipal election.

**NEXT STEPS:**

A great deal of good work and public input has already occurred. Moving the project forward in the expected timeline will require now focusing on specific community issues and areas for potential changes within the OCP. Staff suggest that policy areas warranting particular attention include:

1. an updated overview section, including indigenous perspectives;
2. expanded policies on affordable housing;
3. an updated section on economic development;
4. new mapping and clarification of Development Permit areas for protection of the environment and avoiding natural hazards;
5. updated policies responding to climate change, energy use and sea level rise;
6. clarification of Development Permit areas for form and character; and,
7. an updated section on implementation, and enforcement.



	Council		Staff	VIU
<b>December</b>				
	Provide direction on next steps		Provide input and direction to VIU; formalize contract	1. Report out on results of consultation to date;
			Seek and coordinate staff knowledge on the community and organizational needs;	2. Complete a Gap Analysis and report out on what areas of the OCP need most attention;
	Initiate discussions with First Nations (and ongoing)		complete internal gap analysis	
<b>January</b>				
			engage consultants for specialized areas of expertise (identifying sensitive ecosystems and natural hazards, etc.)	3. Perform research into best practices and policy alternatives (for priority policy areas identified by the District and VIU, e.g. affordable housing);
		Text re-write of all sections of the OCP;	Coordinate updated mapping (to be completed by GIS contractor);	
<b>February</b>				
				4. Prepare report on policy alternatives (for Council meeting)
				5. Prepare presentation materials
mid-February				
	Public event			6. Hold public event to gather feedback / gauge community preference among policy options
end of February				
				7. Report back on the community feedback heard on specific policy sections.
<b>March</b>				
	Public Open House / COW on Draft OCP			Coordinate legal review by the municipal solicitors;
<b>April</b>				
<b>May</b>				
	formal notice and bylaw adoption process (including public hearing)		Coordinate bylaw adoption process by Council.	

**Figure 1: Project Timeline**

The updated scope of work for VIU is more focussed than was put forward earlier this year; this reflects the short timeframe to develop a draft OCP to take to the community next spring for discussion and comment. The proposed scope would capitalize on VIU’s ability to focus on researching policy alternatives, innovative and appropriate approaches to community issues. At the same time, because we work with the OCP regularly, Staff are well positioned to identify and resolve structural inconsistencies in the current OCP document. By taking this approach to the re-write of the OCP document, with close input from the municipal solicitors and the strategic use of consulting expertise, Staff aim to present a clear, updated draft which will reflect the current vision of the Ucluelet community looking ahead to 2050.

**CONSULTATION WITH FIRST NATIONS AND INCLUSION OF INDIGENOUS PERSPECTIVES:**

Since the Ucluelet OCP Bylaw No. 1140 was written, some things have changed: the 2011 signing of the Maa-nulth Treaty and the 2015 publication of the Final Report of the Truth and Reconciliation Commission, along with broader changes in society and greater awareness among all Canadians, make it timely to consider the OCP in a new light. Council has signaled a raised awareness of indigenous perspectives by making a practice of acknowledging the traditional territory of the Yuułu?i?ath at the start of each public Council meeting. The relationship between the municipality, indigenous peoples and their traditional territories is not currently addressed within the OCP document, however. It would be timely to include that perspective within the OCP, by considering how the document could describe the relationship between Ucluelet, Yuułu?i?ath and 'tuk'aa?ath.

Staff recommend that Council reach out to the Yuułu?i?ath and 'tuk'aa?ath First Nations to ask how they would like to be consulted during the OCP review project and beyond. Keeping an open mind to the process and timeline for those conversations means accepting that the amendments to the OCP drafted next spring may or may not include the final version of all sections. Staff suggest that some items could proceed on the schedule laid out above, but the timeline for arriving at an understanding of indigenous interests within the OCP has yet to be determined, and should not be rushed. This is appropriate, considering that an OCP is a living document which can be amended, updated or added to at such time as Council deems it necessary.

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

As the review process will rely on in-house Staff resources both for coordinating consultant actions and to complete the re-writing of the OCP document, this project will be a major focus of staff time within the Planning Department. Other departments will be drawn upon for their insights and input into the draft plan. Staff time devoted to the OCP update can be expected to have some influence on the timeline and responsiveness to other long-term planning projects and development applications.

A public event is planned for mid-February to seek public input on the policy alternatives assembled by VIU. Council participation is anticipated at the public event and through updates provided at regular Council meetings as necessary. Once a draft OCP has been developed, Council may wish to include a public Open House or Town Hall meeting to gather public input ahead of the formal bylaw process. The bylaw adoption process is required to include a Public Hearing on the OCP bylaw (**see Figure 1**).

**FINANCIAL IMPACTS:**

The 2017 Budget included \$40,000 for the project; the majority of these funds have not been spent this year. Staff recommend that \$39,910 be carried over to enable the project to be completed in 2018 with no additional funding from taxation.

The scope of the contract with VIU would total \$15,000. The balance of \$24,910 would be used to engage other consultants to provide specific technical pieces of the OCP (updated mapping,

technical studies in support of environmental DP area designations, etc.). Even with relying on Staff to shoulder most of the re-drafting work, the funding earmarked for the project is modest; ultimately the depth of the analysis and bylaw update will be tailored to the available resources.

Following Council direction, Staff will seek proposals from additional qualified professionals where their expertise is necessary to resolve portions of the OCP bylaw. Contracting will be per the municipal Purchasing Policy and will be brought to Council for authorization as necessary.

The District's Purchasing and Disposal Policy requires 3 written quotes for goods or services over \$10,001 and under \$25,000. A sole-sourced contract would therefore require the prior approval of Council. As discussed above, Staff are requesting Council approval to engage VIU for an honorarium of \$15,000. The continued involvement of VIU in the research and consultation on policy alternatives offers a community benefit, given their prior experience in Ucluelet and understanding of the issues.

**POLICY OR LEGISLATIVE IMPACTS:**

Once the project has progressed to the point where a draft OCP is ready for presentation to Council, Staff will provide a report addressing the legislative requirements for adopting an Official Community Plan bylaw and identifying the steps for Council to meet those requirements, along with suggestions for public consultation on the draft. Council consideration of a formal referral of the draft bylaw to other jurisdictions and agencies is a required part of the process. The early notification being recommended at this stage would enable those agencies, if they so choose, to provide input which could inform the draft bylaw ahead of the formal bylaw adoption process.

Once an Official Community Plan is adopted, the subsequent decisions of Council and actions of the municipality must follow the policies in the plan.

**SUMMARY:**

This report proposes the following:

- that Council give early notice, to interested and affected agencies, of the OCP update project and invite their participation and input;
- that Council use this opportunity to specifically seek early and ongoing consultation with the Yuułu?i?ath and 'tuk'aa?ath First Nations;
- that Staff use the organizational knowledge, public consultation results, research and input from VIU and other consultants as necessary to begin drafting a revised OCP document; and,
- that VIU be engaged to report out on their findings to date, complete a gap analysis of the current OCP, research and present policy alternatives for selected issues and sections to inform the updated OCP document.

**OPTIONS:**

1. That Council move forward with the OCP review project by giving early notice to affected and interested jurisdictions, specifically seek early and ongoing participation by the Yuułu?i?ath and 'tuk<sup>w</sup>aa?ath First Nations, endorse the workplan as presented, and authorize contracting with VIU for selected consulting services **(recommended)**;
2. That Council provide direction on changes to the process for the review and update of the OCP, and seek further information on the implications for the project budget and timing; or,
3. That Council reassess whether updating the OCP remains a priority at this time.

**Respectfully submitted:**

Bruce Greig, Manager of Community Planning  
Carolyn Bidwell, Chief Financial Officer  
Mark Boysen, Chief Administrative Officer

## **Schedule “A”**

### **Summary of Contract Term, Services and Budget**

#### **1. Term of the Contract**

Regardless of the actual date of execution, this Contract will start on January 2, 2018 and end on March 31, 2018 (the “**Contract Term**”).

#### **2. Obligations of VIU**

VIU’s investigator, Dr. Pam Shaw, agrees to provide the following deliverables, more particularly described in Schedule “B”:

- ◆ Work with the District of Ucluelet in the development of an Official Community Plan (OCP)
  - Perform research into best practices and policy alternatives
  - Prepare report on policy alternatives
  - Prepare presentation materials
  - Facilitate public engagement event to gather feedback and gauge preferences among policy options
  - Final Report

#### **3. Terms of Payment**

The District will pay VIU \$15,000.00, including applicable taxes. The District will pay VIU the below installments on the following due dates:

- \$ 7,500.00 (50%) upon initiation of this Contract (January 2, 2018)
- \$ 7,500.00 (50%) upon completion of Project Deliverables (March 31, 2018)

#### **4. Further Obligations of the District**

The District will provide VIU (Dr. Pam Shaw) with access to necessary information, and will be responsible for such further tasks as described in Schedule “B”.

**Schedule “B”**  
**Contract Research Proposal**  
**Partnership with VIU & District of Ucluelet**

**Background**

The District of Ucluelet is a vibrant community on the west coast of Vancouver Island and is one of three urban centres, alongside Tofino and the City of Port Alberni, located within the Alberni-Clayoquot Regional District (ACRD). The District has a long and rich history – the word Ucluelet itself is derived from local traditional language and means “safe or good harbour” for canoe landing. First Nations of the area historically lived off the abundant natural resources of the land and depended on the ocean and surrounding lands for food and livelihood. When the region was colonized in the mid-1800s, settlers were drawn to the abundance of fish, gold, and other natural resources. Ucluelet’s economy was originally based around the access to and use of these natural assets, but has expanded to tourism as visitors seek the outdoor recreation possibilities in the region, such as those available in the Pacific Rim National Park.

Ucluelet became an official District Municipality in 1997. Although population was steadily increasing in the District between 1956 and 1981 (at about 3.6% per year), until 2006 the population has seen a slow decline (0.3% on average per year), due to the decline in local resource-based industries, such as fisheries. The current Official Community Plan (published in 2011) attempted to address these declining trends by creating a growth strategy that enhances economic prosperity while advancing environmental sustainability. The vision of the current OCP, left unchanged from the previous 2004 OCP, is as follows:

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

The current OCP update process, that this Contract defines, will streamline and improve upon the Vision and Guiding Principles set out in the 2011 OCP by bringing them in line with best practices in planning and current community thought. The Guiding principles of the 2011 OCP are to:

1. Create a complete community;
2. Create a compact and vibrant Village Square;
3. Develop and maintain quality parks, trails, recreation and community services for residents and visitors;
4. Build a sustainable local economy;
5. Maintain and enhance Ucluelet’s unique character and preserve its heritage;
6. Protect natural areas;
7. Increase transportation choice; and
8. Manage residential growth in balance with job creation and the provision of services.

Preparation for a revised OCP is now underway with the start of public consultation of issues related to the current OCP. Four events and an online survey were conducted between September and December of 2016. These were conducted by both staff of the District of Ucluelet and students from Vancouver Island University's Master of Community Planning program. The purpose of the first three events and the online survey was to understand the public's perspective on the current OCP and on Ucluelet itself; the last event was to present these findings in the final event.

Moving forward, the revision process will include the following scope of work.

- 1) Reporting out on Community Engagement to share progress of the project to date;
- 2) Research into policy alternatives and gap analysis - prepare an identified issues and policy alternatives report and conduct a gap analysis of the current OCP; and
- 3) Prepare presentation materials, facilitate public engagement event and report on findings of community preferences among policy alternatives.

### **Proposed Timeline**

#### January

- Report out on what has been heard (last year of work)
- Complete a gap analysis and report on what areas of the current OCP require the most attention
- Meet with District Staff (at VIU) to discuss priority areas for change within the OCP.

#### February

- Perform research into what best practices and policy alternatives
- Prepare report on policy alternatives
- Prepare presentation materials

#### March

- Facilitate public engagement event in Ucluelet to gather feedback and gauge preferences among policy options
- Final Report

### **Contributions**

#### District of Ucluelet

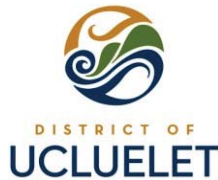
- \$15,000.00 to complete this project
- In-kind project support in the form of workspace as needed, staff project guidance and support

#### VIU

- MCP & MABRRI student researchers
- Faculty support
- In-kind project support in the form of research vehicles, research equipment, office space, coordination hours (Dr. Pam Shaw, Graham Sakaki)







## STAFF REPORT TO COUNCIL

Council Meeting: MAY 9<sup>TH</sup>, 2017  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNER 1

**FILE No:** 3060-OCP

**REF. No:** OCP17-01

**SUBJECT:** UPDATE ON THE OFFICIAL COMMUNITY PLANNING PROCESS

**ATTACHMENT(S):** APPENDIX A – FINDINGS TO DATE

### RECOMMENDATION(S):

That Council considers the following:

1. **THAT** Council directs Staff to negotiate a Memorandum of Understanding with Vancouver Island University’s Master of Community Planning Program to complete the review of the District of Ucluelet’s Official Community Plan as detailed in the body of this report.

**OR**

2. **THAT** Council directs Staff to develop an alternative strategy to complete the review of the District of Ucluelet’s Official Community

### BACKGROUND

In September 2016 the District of Ucluelet along with students and faculty from Vancouver Island University’s Master of Community Planning Program conducted a four step review to collect community opinions on the District’s Official Community Plan, and more specifically on any changes that citizens might like to see in the Plan.

Four events and an online survey were conducted between September and December 2016. These included:

#### **1. Planning on the Streets Day**

On Saturday, October 1<sup>st</sup>, 2016 between 10:00 am and 2:00 pm, students from the Master of Community Planning Program at Vancouver Island University fanned out across the District of Ucluelet to talk to people about their community. The students talked to approximately 105 respondents, and asked them the following three questions:

1. *What do you love about Ucluelet?*
2. *What do you think needs some work?*
3. *Any challenges or issues that could be addressed through the Official Community Plan?*

Responses were received from both citizens and visitors, with an estimated breakdown of 90% citizen/10% visitor participants. Overall, respondents were receptive and willing to offer their thoughts on these questions.

The responses are interesting both in the commonalities among the replies and the range of ideas presented. Respondents love the sense of community, the remote location, and their proximity to nature. Issues identified as “needing some work” included housing, infrastructure, and improving services. On the third question, respondents provided a variety of ideas, ranging from creating new park spaces, ensuring that the District provides for all ages in planning and engineering, and creating new opportunities for businesses. While these responses cannot be considered a random, scientific survey, they do provide a snapshot of the respondents’ concerns, ideas, and visions for the community.

A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents.

## 2. Information Table

Staff from the District of Ucluelet hosted an information table at the Autumn Artisan Market on October 7<sup>th</sup>, 2016. Attendees at the market could stop to discuss community priorities, as well as the goals and objectives of the current Official Community Plan. More than 50 people stopped by the table to share their views over the day.

## 3. World Café

Students from Vancouver Island University’s Master of Community Planning Program conducted a World Café on October 29<sup>th</sup>, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone’s contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- |                                      |  |
|--------------------------------------|--|
| 1. Development Permit Areas          | 6. Land Use Designations                                     |
| 2. Climate Change                    | 7. Housing and Commercial                                    |
| 3. Heritage and Culture              | 8. Industrial, Institutional, and Comprehensive Development  |
| 4. Natural Environment               | 9. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 5. Transportation and Water Services |  |

Participants were asked to sit at one table, then the student facilitator/note taker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

## 4. Open House

An Open House was held on November 26<sup>th</sup> at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review. “Kitchen table meetings” were also offered to any group that wished to have their own opportunity to provide input into the process.

The event was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others). Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

**5. Online Survey**

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24<sup>th</sup> to November 16<sup>th</sup>. In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

Appendix A and B summarize the findings from these activities.

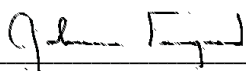
**SUMMARY:**

A substantial amount of input was collected over a short time period, largely due to the number of students involved in each event (approximately 20, as well as faculty from Vancouver Island University). Having a large group of students enables more widespread consultation methods than can be achieved with consulting resources or staff, as the costs would be excessive: the enthusiasm of students for engaging with community is also a benefit of the partnership between the District of Ucluelet and Vancouver Island University.

This report recommends that the District of Ucluelet consider entering into a Memorandum of Understanding (MoU) with the Master of Community Planning Program to complete the review of the Official Community Plan. While it is recognized that this MoU will provide greater detail on roles, responsibilities, and the details of the planning process, the commitment from both parties is as follows:

Activity	Time Frame	District of Ucluelet	Vancouver Island University	Estimated Costs for DoU
Complete a background report that details demographic trends, building statistics, and information from other sources, including survey/metrics that may have been collected by the District for other projects. Examine context/sense of place of the District compared to surrounding locales. Initiate project mapping.	Summer 2017	Hire 1-2 summer students to complete this review and assist Planning Staff with larger scale development proposals (along with other related duties)	Recommend students to the District of Ucluelet	Between \$10,000 to \$20,000, depending on the rate of pay

This background information will form the first section of the OCP				
Conduct additional community engagement events to generate awareness of current issues/anticipated outcomes	Summer 2017	Designed and conducted by student staff, costs covered by the District	Assistance of additional students provided for large scale events	\$3000 for event costs (rentals, insurance)
Prepare an Identified Issues Report and conduct a Gap Analysis of the current OCP. This will provide detail on recommended changes and will help to shape the vision, goals, objectives, and policies of the new OCP	Sept-Oct 2017	Provide an honorarium to VIU to conduct the work that will be completed by May 2018.	Involvement of students in PLAN 602: Citizen Engagement and through the new Island Studio, a community planning workspace that engages students in “real life” planning experiences, along with the involvement of registered professional planners and alumni from the Master of Community Planning Program. Undergraduate students with interests in community planning may also engage in larger-scale activities that require the involvement of many enthusiastic students. Every project will be managed by faculty (professional planners) from the Program and all work will be completed under direct supervision of the guiding faculty member	Costs estimated at \$40,000 to cover student travel, events, and provide honorariums to key students employed to complete the project. Further discussion on total costs will occur through the development of the MoU.
Conduct two community engagement events to share information on progress to date and confirm direction	Nov-early Dec 2017			
Prepare first draft of the OCP	Jan-Feb 2018			
Engage with the community through a series of events and information releases (open houses, website updates, online availability of the Draft OCP)	March 2018			
Complete final draft of the OCP	April 2018			
Consideration by Mayor and Council	May 2018			
Complete formal adoption process	Summer 2018	Referrals and readings completed by District staff		

Respectfully submitted:   
 \_\_\_\_\_  
 John Towgood, Planning 1



A key word grouping that relates the text size to the number of responses is illustrated above. The most frequently occurring words in the responses were community, people, and housing, followed by small, school, nature, businesses, activities, and affordable. This provides direction for the upcoming World Café and Open House as it helps to identify the themes most important to the respondents. A full listing of the responses is provided in Appendix 1.

### Summary of Responses Received

#### Question 1 – What do you love about Ucluelet?

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. The small community</li> <li>2. It is a great place to raise a family</li> <li>3. The Lifestyle – Surf/skate community</li> <li>4. The remoteness</li> <li>5. The trails, water, nature.</li> <li>6. Connection to nature and the related jobs. Fishing</li> <li>7. It is a great community</li> <li>8. Weather/Climate, no snow</li> <li>9. It is rural and quiet</li> <li>10. Loves the outdoor programs, availability of nature to kids</li> <li>11. Friendly Community</li> <li>12. The scenery and wildlife at the doorstep</li> <li>13. Walkability</li> <li>14. Scenic views</li> <li>15. Everything</li> <li>16. Peace and slow pace</li> <li>17. No chain restaurants, small local owned businesses</li> <li>18. Sense of community</li> <li>19. Clean air</li> <li>20. Nature</li> <li>21. Small town</li> <li>22. Surf</li> <li>23. Coast</li> <li>24. Lack of smell</li> <li>25. The nature: ocean, forests, proximity to the outdoors</li> <li>26. The small town feel: rural, being somewhat isolated</li> <li>27. It's a great place to raise kids</li> <li>28. It's safe</li> <li>29. Lots of small business is great</li> </ol> | <ol style="list-style-type: none"> <li>30. Small town and feeling of a small rural community</li> <li>31. Sense of togetherness in the closely knit community</li> <li>32. Warm friendly welcoming people</li> <li>33. It is a safe community for kids to grow up</li> <li>34. Activities over the weekend bring families and communities together</li> <li>35. The beaches are good</li> <li>36. Great sceneries</li> <li>37. The existing biking and hiking trails</li> <li>38. Beautiful ambiance &amp; nature</li> <li>39. Quiet environment</li> <li>40. Good people</li> <li>41. Good atmosphere, clean and fresh air</li> <li>42. Great work opportunities</li> <li>43. Beautiful surroundings</li> <li>44. Thriving community – the community is always improving</li> <li>45. Not so retail community</li> <li>46. Love is too strong of a word- I like it</li> <li>47. Sense of community/close-knit- everyone knows each other</li> <li>48. Small town- everything is close</li> <li>49. People are friendly</li> <li>50. Easy to find a job</li> <li>51. Layout of the downtown core</li> <li>52. Harbor activities</li> <li>53. Weather</li> <li>54. Surfing</li> <li>55. Young demographics</li> <li>56. Scenery</li> <li>57. Sitting on the beach</li> <li>58. Quiet/sleepy town</li> <li>59. Healing</li> <li>60. Safe</li> </ol> |
|--|---|

- 61. Outdoor activities (wild pacific trail, park, camping)
- 62. Seafood/fish
- 63. Bears at fishery
- 64. Tourists
- 65. Accessible for house boats
- 66. Berries
- 67. Residents are involved in activities, especially in introducing more activities
- 68. for children (skate park, volleyball net)
- 69. Council is improving
- 70. Affordable real estate (visitor)
- 71. Great community feel
- 72. More family oriented than Tofino
- 73. Community Centre
- 74. Diverse backgrounds of citizens
- 75. Wild Pacific Trail
- 76. Access to Ocean and nature
- 77. Community fresh air
- 78. Rural feel
- 79. Limit commercialization
- 80. Individual entrepreneurs
- 81. Welcoming to outsiders
- 82. Community interaction
- 83. Family community
- 84. Safe environment for raising children
- 85. Outdoors
- 86. Beautiful place
- 87. The people
- 88. Recreational activities
- 89. Scenery
- 90. Lots to do
- 91. Togetherness
- 92. Trail system
- 93. Very accessible
- 94. Nice water front
- 95. Lots of parks
- 96. Small town feel
- 97. Different from Tofino
- 98. Quiet town
- 99. Natural beauty of landscape and parks/beaches
- 100. No box stores/chains
- 101. Community runs well
- 102. Great place to live and raise a family
- 103. Food sources (high quality/organic)
- 104. Close to other towns
- 105. Ocean close by (Green Point & Pacific Rim National Park)
- 106. Environment/small town feel
- 107. Nature, beauty, isolation
- 108. Idyllic
- 109. Community, family is here
- 110. Parking in core (behind drug store, Ukee rental centres)
- 111. No snow
- 112. Minimum lighting (or low lighting)
- 113. Entrepreneurship
- 114. Family vibe- everyone loves everyone and helps each other
- 115. Untouched nature, coast line clear
- 116. Youth just walk around
- 117. Small town, supportive community
- 118. Great rec programs, Wild Pacific Trail
- 119. Great schools! Great programming
- 120. The small community
- 121. Great place for a family
- 122. Lifestyle
- 123. Surf/skate community
- 124. Remoteness
- 125. Trails
- 126. Water
- 127. Nature
- 128. Being on the water, the trails, the views; not as slick as Tofino; the natural feel; everything is within walking distance; shuttle in summer to Long Beach; good awareness of water conservation by businesses.
- 129. Tourism is going well, that's good for my business. Tourism is on the increase. Starting a business here is easy, keeping staff is hard. The parks are great. The historic and cultural events are good.
- 130. Scenery
- 131. Management of natural resources
- 132. No franchises
- 133. Small community feel

- |  |  |
|--|--|
| 134. Feeling – sense of community friendly                         | 176. Affordable real estate – looking to buy |
| 135. Trail- very popular   | 177. Nature                                  |
| 136. Outdoor adventure community base                              | 178. Small community – everything is close   |
| 137. Awesome place   | 179. Playing pool with friends               |
| 138. Keep its charm  | 180. Cheap rent                              |
| 139. The small town feel - going to be lost                        | 181. Jobs – it was easy to find a job        |
| 140. Walkable, safe  | 182. People are friendly                     |
| 141. Access to areas that allow dogs                               | 183. Scenery                                 |
| 142. Nice walking trails   | 184. People                                  |
| 143. Unique historic aspects                                       | 185. Community                               |
| 144. Love historic ties/diversity                                  | 186. Access to trails                        |
| 145. Balance   | 187. Family recreation                       |
| 146. Just came here to work  | 188. Safety of the community for children    |
| 147. Like to walk the trails                                       | 189. Bear safe garbage cans                  |
| 148. The sense of community  | 190. Layout of the downtown core             |
| 149. The ocean   | 191. Wanted to live here since I was little  |
| 150. Being super close to the ocean                                | 192. Love is a strong word – I like it!      |
| 151. Small town feel – know everyone                               | 193. Quiet, peaceful, sleepy town (healing)  |
| 152. Proximity to the ocean  | 194. Bears at fishery                        |
| 153. Community facilities  | 195. Weather                                 |
| 154. Trails  | 196. Seafood                                 |
| 155. Scenery   | 197. Surfing                                 |
| 156. Family  | 198. People – young people and tourists      |
| 157. Coast line  | 199. More young people coming to town        |
| 158. Tourism   | 200. Tofino is full                          |
| 159. Great B and Bs  | 201. Scenery                                 |
| 160. Nature and trails   | 202. Fish                                    |
| 161. Location, nature, and scenery                                 | 203. Seafood                                 |
| 162. It is a small community                                       | 204. Friendly for house boats                |
| 163. People help each other  | 205. Berries                                 |
| 164. Despite tourism, still feels small                            | 206. It is very safe                         |
| 165. Nice to meet people from all over                             | 207. Sense of community                      |
| 166. Nature  | 208. How close everything is                 |
| 167. Ukee sport and social club                                    | 209. Beautiful scenery around                |
| 168. Community/family  | 210. Nice people live in Ucluelet            |
| 169. Close knit  | 211. Thriving community                      |
| 170. Great outdoor activities – Wild Pacific Trail, parks, camping | 212. Improving all the time                  |
| 171. People are more involved                                      | 213. Community activities always             |
| 172. Introducing children’s activities (skate park, volleyball)    | 214. People are good                         |
| 173. Small, quiet  | 215. Community togetherness                  |
| 174. Open and supporting community                                 | 216. Lots of activities                      |
| 175. School programs   | 217. Hiking trails                           |
|  | 218. Beaches, scenery                        |
|  | 219. Friendly people                         |



- |   |                                 |
|---|---------------------------------|
| 220. Small town   | 262. Rural/quiet                |
| 221. Nature in Ucluelet   | 263. Outdoor programs           |
| 222. Quiet environment  | 264. Keep it slower than Tofino |
| 223. Relaxed ambience   | 265. Community/friendly         |
| 224. Clean air  | 266. Scenery and wildlife       |
| 225. Beautiful nature   | 267. Walkability                |
| 226. Good atmosphere  | 268. Scenic views               |
| 227. Beautiful surroundings   | 269. Everything!                |
| 228. The trails   | 270. Peace and slow pace        |
| 229. Sense of community   | 271. No chain restaurants       |
| 230. Warm, friendly, welcome to Ucluelet  | 272. Small business             |
| 231. Embracing outsiders  | 273. Sense of place             |
| 232. Small town   | 274. Quiet                      |
| 233. Nature and beaches   | 275. Clean air                  |
| 234. The way it is not so retailed  | 276. Animals                    |
| 235. Good sense of togetherness   | 277. Small town                 |
| 236. The community and the people   | 278. Nature                     |
| 237. Recreational opportunities   | 279. Surfing                    |
| 238. Small rural community feel   |                                 |
| 239. Small community for kids to grow up<br>in  |                                 |
| 240. Surrounding area   |                                 |
| 241. Lots of activities   |                                 |
| 242. Trails   |                                 |
| 243. Good energy  |                                 |
| 244. Nature and the ocean   |                                 |
| 245. Small town feel  |                                 |
| 246. Beautiful  |                                 |
| 247. Quiet  |                                 |
| 248. In my experience, best place to raise a<br>family. Here for 25 years, strong<br>sense of community, strong<br>volunteer base |                                 |
| 249. Nature, beauty   |                                 |
| 250. Humble   |                                 |
| 251. The people   |                                 |
| 252. Nature   |                                 |
| 253. Sense of community   |                                 |
| 254. Best place to bring up children  |                                 |
| 255. Community pride  |                                 |
| 256. We are all looking to improve it   |                                 |
| 257. People care  |                                 |
| 258. Things are being at community centre   |                                 |
| 259. Fishing  |                                 |
| 260. Great community  |                                 |
| 261. Water/climate (no snow)  |                                 |

**Question 2 – What do you think needs some work?**

1. Parks/places for buskers
2. Greenspace and a square
3. Beautification/flowers growing on streets
4. Bylaw officer – needs to enforce existing bylaws, take beaches and parks back from the party crowd
5. Need regulation of outdoor activities
6. Limited medical services, educational opportunities
7. Balancing infrastructure (costs and maintenance)
8. Need a new school, either separate elementary and secondary or combined
9. Need at Multiplex
10. Indoor Public Swimming facility (community currently rents space at a motel)
11. Gym facility for gymnastics, basketball, etc.
12. Ice Arena
13. Need a place/parks/green space available for buskers, a source of income for young people
14. Beautification with green and flowers lining the streets
15. Need more Bylaw Enforcement, more officers during peak tourist season.
16. Increase in regulations and enforcement of bylaws that already exist but are not enforced.
17. Fewer tourists
18. Need to make it easier to start a business
19. Streamline rezoning, process for investors trying to bring in new businesses.
20. Improved waste infrastructure, recycling, compost.
21. Must keep pace slower than Tofino
22. Need for kid-friendly facilities, playing fields.
23. Need to work on bringing a vibrant boat basin, similar to Steveston/Granville Island.
24. More recreation facilities including outdoor education.
25. Need to upgrade/replace/build new sidewalks
26. Improve safety for walking around the schools.
27. Bicycle lanes
28. Sidewalks and roads
29. Beautifying the city, especially the city center
30. Highways need to be enlarged
31. Recycling, lots of things that could be recycled are still going to regular garbage. Also, the batteries are going to regular garbage because there is no proper way to discard them.
32. Activities for young people
33. Proper cycling project
34. More affordable housing
35. There isn't a recreation facility (swimming pool, ice rink, gymnasium)
36. Old blanket zoning prohibits people's ability to sell and do any renovations on their homes because commercial zoning makes it cost prohibitive
37. There needs to be more low-cost housing close to the downtown core
38. Concern about the speed with which Ucluelet is growing, people are concerned that it is becoming too much like Tofino
39. Very hard to make a living in the town
40. Increase housing with more housing options (introduce backyard cottages and laneway homes)
41. Allow bigger homes on small lots
42. Have back up water reservoirs to avoid shortages during summer
43. The whole infrastructure needs total upgrade
44. The bike trail to Tofino needs upgrading
45. Increase walkways for pedestrian's safety
46. Reinstate suites over detached garages
47. Increase bikeways for teenagers and children

48. Improve hydro connectivity
49. More accommodation for seasonal workers and tourists
50. More arts and theatre activities for the young and old
51. Reduce on the taxes, seasonal businesses do not have enough income
52. Parking around businesses
53. Mapping orientation
54. Change the name, something easier to pronounce
55. Shuttle bus connecting to Tofino (merge the two towns- especially in summer)
56. More action around whiskey dock (fisherman selling fish -connect to the community)
57. Kiosks displaying available tours (especially four tourists) at inner Boat
58. Basin
59. Public access to beaches
60. No accommodation (only short term rentals)
61. Instead of multiplex, something smaller scale
62. Ice rink or rec space (don't need new pool)
63. No dentist in town
64. Fishful thinking (not just wishful – fish related) needs to be open year round
65. More seafood options
66. A community center/rec center with a pool
67. Soccer fields are unusable, they need maintenance
68. Lights on Tugwell baseball fields, to play in the dark
69. Need to take advantage of available space
70. More small businesses
71. Lack of parking (needs to go back to parallel)
72. Lack of public toilets that are open all the time
73. More participation from citizens in activities
74. More athletic programs, not enough teams
75. Have to travel to join neighboring town teams
76. Accessible parking spots need improvement for physically disabled – not actually accessible in some spots, only signage
77. Better indoor, large room recreation space / multi use
78. E.g. UAC and Rec. Hall old and dilapidated and new Community Centre does not have a large hall/gym/multi use room for big events
79. Intersection of Peninsula Rd. and Main St. extremely dangerous, esp. during busy tourist summer season
80. Need for new K-12 school
81. More side walks
82. Increase biking
83. Increase hydro connection
84. More community events during the year
85. Safe biking trails for kids
86. Housing
87. Jobs are seasonal
88. Increase job length/ fulltime
89. Roads
90. Playground/parks
91. Sidewalks
92. Bigger house on small lots
93. More flexibility on housing availability
94. Pedestrian walkways on older street that don't have
95. Roads needs to be more welcoming
96. Hydro needs to be underground
97. New school
98. Arena and gymnastics
99. Public pool – currently renting a hotel's pool
100. Connections to nature and related jobs
101. Recycling (glass bottles going to garbage)
102. Sidewalk upgrades around schools
103. Bike lanes
104. Sidewalks
105. Beautification program

- |   |  |
|---|--|
| 106. Highway needs to be wider  | 144. Allow businesses to grow organically                                |
| 107. Kid facilities/playing fields  | 145. Housing   |
| 108. Vibrant boat basin   | 146. Inadequate housing  |
| 109. New school and upgrades  | 147. Seasonal jobs – need long term jobs                                 |
| 110. Proper cycling spaces  | 148. Increase tourism  |
| 111. Water filtration   | 149. More infrastructure – sidewalks/lights                              |
| 112. Environmental problems   | 150. New school  |
| 113. More affordable housing  | 151. Get signs on the roads for tourists                                 |
| 114. Outdoor rec facilities   | 152. Lots of work being done already by Council and Mayor                |
| 115. Sidewalks  | 153. More arts and theatre activities                                    |
| 116. Fix roads and sidewalks - widen  | 154. Taxes are high (not enough people)                                  |
| 117. Waste infrastructure   | 155. Mapping orientation information                                     |
| 118. Recycling/compost  | 156. Population –not enough tax payers                                   |
| 119. Fix sidewalks  | 157. Community centre  |
| 120. Easier to start a small business   | 158. More biking trails for children and teens                           |
| 121. Rezoning – easier to invest money  | 159. More activates  |
| 122. More amenities   | 160. Improve hydro connections   |
| 123. Meeting current needs of the community   | 161. Streets and sidewalks need improvement                              |
| 124. Managing tourism influx  | 162. Improve parking at businesses                                       |
| 125. Living wage  | 163. Need enforcement  |
| 126. Managing diversity of jobs   | 164. Dentist   |
| 127. Staff housing availability   | 165. Community centre/rec centre/pool                                    |
| 128. School programming – limited resources and population influx   | 166. More signage from Black Rock to harbour businesses                  |
| 129. Opportunities to pursue activities   | 167. Change the name – hard to pronounce                                 |
| 130. Infrastructure and resources appropriate for location/climate  | 168. Bus to Tofino – Ucluelet shuttle bus                                |
| 131. Proper building materials for climate  | 169. Merge the two towns in summer, especially for access to the beaches |
| 132. Blanket rezoning- variances  | 170. No accommodation (only short term rentals)                          |
| 133. Zoning map – colours   | 171. Nothing   |
| 134. Low cost housing   | 172. Good environment and services                                       |
| 135. Industrial protection  | 173. Add lights to the baseball field                                    |
| 136. More places for youth  | 174. Needs to be raised sidewalks  |
| 137. Not a lot of people my age – early 20s   | 175. Main Street needs to be   |
| 138. Difficult to get year-round work   | 176. Make it safer at co-op intersection                                 |
| 139. Elementary school  | 177. Better signage to direct people around                              |
| 140. High school – outdated text book programs and cuts to funding. ½ the funding has to be raised before we get district funds | 178. Dog bylaws  |
| 141. R1 multi with allowable use  | 179. Lack of affordable housing  |
| 142. Maintain greenspaces – keep rural  | 180. Don't improve too much  |
| 143. Parking in core  | 181. This is not Carmel California                                       |
|   | 182. School is dated – room for expansion                                |
|   | 183. More emergency planning   |

184. Would like to see plans for the area  
 185. Sidewalks – to schools, bike trails  
 186. Walking, sidewalks, safety for kids  
 187. Three way stop on Main Street  
 188. Too quiet  
 189. More community gathering spaces  
 190. A park in town  
 191. More wayfinding  
 192. Development of a Town Centre  
 193. Cultural gathering area/space  
 194. Get away from smell of vehicles  
 195. Housing – lack of affordable housing  
 196. No rentals  
 197. Middle income housing  
 198. Improve church  
 199. Better quality food – rotten fruit.  
 200. More options for food  
 201. Development  
 (don't make the town like Tofino)  
 202. School and dental/health services  
 203. Improved hotel accommodations  
 204. Community needs education and  
 knowledge of OCP (transparency)  
 205. Improve downtown core with more  
 businesses to make a more vibrant  
 place  
 206. Connect downtown with other areas  
 207. More vacation rentals/tourism  
 208. Small businesses need to thrive  
 209. Sidewalks (old and pitted)  
 210. Obstacles with funding  
 211. Lack of employment  
 212. Struggling industries of fishing and  
 logging  
 213. Too seasonal-based  
 214. People are afraid of change  
 215. Surf shops at every corner  
 (have more to offer community)  
 216. Tourist focused  
 217. Lack of clothing shops  
 218. Can't stay here year round  
 219. Campgrounds close early and then  
 tourists ask locals to camp in yards  
 220. Not a vibrant community -  
 won't buy house and live long term  
 (middle-aged professional)
221. Young save money to move  
 elsewhere  
 (teens/early 20s)  
 222. Not as fun as Tofino for youth  
 223. No childcare/social services for  
 families  
 (nothing across the board)  
 224. Don't want tourism  
 225. Community should grow organically  
 226. People priced out of affordable  
 housing  
 227. 50% retirees on fixed income and  
 can't  
 afford housing costs  
 228. Place to play hockey – air and floor  
 229. Impressed with John Towgood –  
 looks for win-win everywhere.  
 Frames to public that Council makes  
 decisions.  
 230. Ocean west – clear cut of buffer zone  
 231. Strong implementation  
 232. Swimming pool (public)  
 233. Summer trash collection  
 234. Native history museum  
 235. Native education program  
 236. More access to water on inlet trail  
 237. Community garden – flowers, flower  
 bed  
 238. Aquatic centre  
 239. Play park  
 240. An electric car system  
 241. Road development 45-66  
 242. Social life, amenities  
 243. New school, multiplex  
 (pool, floor and ice hockey)  
 244. Bylaws to restrict drinking in the  
 public  
 245. If bylaws exist they need to be  
 enforced  
 246. Boardwalk along harbour  
 247. Blanket rezoning in 1999 – revert  
 back to  
 Allowable Use – reset Section C  
 248. Facilities for kids  
 249. Playing field at Tugwell

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>250. Vibrancy in the boat basin (think Steveston, Granville Island)</li> <li>251. New school (emergency-proof)</li> <li>252. Outdoor education programming</li> <li>253. Camps from VIU – Outdoor Education</li> <li>254. Expansion of trails – to boat basin</li> <li>255. Tie the spaces together</li> <li>256. See the beauty of the area</li> <li>257. Capitalize on vistas</li> <li>258. School site</li> <li>259. Athletic complex, pool</li> <li>260. Sidewalks</li> <li>261. Garbage bins</li> <li>262. Proper wildlife facilities</li> <li>263. More efficient communications</li> <li>264. Get the community involved</li> <li>265. Housing and jobs</li> <li>266. Education for children</li> <li>267. Instead of a multiplex something smaller</li> <li>268. Ice rink or rec space</li> <li>269. More teenage boy activities</li> <li>270. Soccer fields need maintenance</li> <li>271. More sports</li> <li>272. Athletic programs</li> <li>273. Don't have enough teams</li> <li>274. More action around Whiskey Dock – selling fish and local fishermen connecting to community (CSF)</li> <li>275. Kiosks telling what tours are available especially for tourists at the Boat Basin</li> <li>276. Parking – parallel (need to go back to parallel)</li> <li>277. Lack of public toilets that are open all the time – one at the aquarium and one other but are not open enough</li> <li>278. Need more housing – lots of young adults coming here to work in the summer, need more affordable housing</li> <li>279. More programs for kids</li> <li>280. Programs hosted in the multiplex are hockey only, attracting males, costly</li> </ul> | <ul style="list-style-type: none"> <li>281. More small businesses, less hoops for them to jump through</li> <li>282. Need more participation from citizens</li> <li>283. Bike trail to Tofino</li> <li>284. More walkways</li> <li>285. More activities</li> <li>286. Housing flexibility – allowing more options like backyard cottages, laneway homes</li> <li>287. Bigger homes on small lots (32 square foot ratios)</li> <li>288. Reinstate suites over detached garages</li> <li>289. Older streets need better walkways</li> <li>290. Replan the services/water</li> <li>291. The roads need to be made wider</li> <li>292. Sidewalks</li> <li>293. School should be upgraded</li> <li>294. Water system needs to be updated</li> <li>295. Infrastructure needs total upgrade</li> <li>296. 1200 people is 30,000 in summer</li> <li>297. Cell tower</li> <li>298. Needs more work</li> <li>299. Hospital</li> <li>300. Roads from Port to town</li> <li>301. More public art</li> <li>302. Affordable housing</li> <li>303. amenities for seniors</li> <li>304. no rental space for workers</li> <li>305. new family affordability</li> <li>306. activities – preserve history</li> <li>307. a plan for squatters during the summer</li> <li>308. less tourists</li> <li>309. No choice in education. No hospital, difficult to get into a health centre, long wait times; Tofino has a hospital but does the bare minimum. There are very limited rentals and the average rent is high, I pay \$865/month for a small 2 bedroom unit not including utilities, plus I need to rent a separate storage unit. The reasonably priced units have mold damage. Units with views are very expensive even if small.</li> </ul> |
|--|---|

- 310. Home prices and taxes are high. Housing for staff is difficult, vacancy rates are low. Some staff live in campers and tents. Most businesses are busy only from May to the end of September. Many employers are seasonal. We need to support struggling industry, have more year round industry. Need competition to the one grocery store – the prices are too high. Need a public washroom in the middle of town or better advertise the one at the info centre.
- 311. In the past, had industry in Ucluelet. People worked hard and played here. I love the tourism season but this is a very depressed economy in the winter. Need to promote a more diversified economy, not just tourism. Jobs that offer persons the ability to raise a family. Parking is an issue in town. We need to notify residents when properties get rezoned. The average house price is \$250,000-\$300,000. It's hard to make the down payment.

**Question 3 – Any issues or challenges that could be addressed through the OCP?**

- 1. No changes – Council doing well
- 2. Love this place!
- 3. Education – more say in funding
- 4. Increase road widths
- 5. Increase walkways and bike lanes
- 6. Widen road
- 7. Affordable housing for permanent residents
- 8. Water filtration
- 9. Sewage infrastructure
- 10. Public washrooms
- 11. More signage
- 12. City should be age friendly for seniors
- 13. Supporting schools – population influxes, limited resources
- 14. Vacation rentals and seasonal worker rentals
- 15. Managing tourism with the needs of the year round community
- 16. Expecting mothers have very limited resources in the community to give birth
- 17. Like to see the hospital updated – make it possible for young families to be here
- 18. Also for seniors – we are losing them due to lack of affordable housing
- 19. Make roads wider
- 20. Sidewalks
- 21. New rec facilities
- 22. Ensuring community feel
- 23. Zoning issues
- 24. Not all for tourists
- 25. Keeping unique
- 26. All the infrastructure
- 27. Redesign the Main Street intersections
- 28. Parking (businesses are effected)
- 29. Bike paths
- 30. Businesses don't make it – not enough activity
- 31. Fishful thinking – needs to be fishing year round, more seafood options
- 32. More young people coming into town
- 33. Better signage

34. Detached housing choices in multifamily zoning
35. Quality of life choices in zoning
36. Expansion of roads and develop roads accessing the waterfront
37. Paddle boarding and kayaking
38. 30 day stay should be adjusted – improving zoning bylaws for visitors
39. Need more social activities
40. Dancing
41. Water problem – gross, wrong colour. This is a costly, major concern
42. B&Bs – how long do you have to live in a place to have vacation rentals?
43. Planning department has been stopping development from occurring (church)
44. More communal spaces – don't use the same space for all community events
45. New areas for business
46. Housing – need more and no one is renting to people with pets
47. Need a police sergeant
48. Need a bylaw enforcement officer full-time
49. Illegal camping
50. Council is improving – needs to be more open with social media and communication (especially on water)
51. Schools need to offer more programs and housing needs to be affordable
52. Steel structured staff housing
53. Trades – got rid of metal workshop at the high school
54. No trades are offered now
55. Sidewalks (Marine Drive to light house – just putting in gravel)
56. More infrastructure based
57. Rental units, carriage home allowed
58. Affordable housing
59. Sea-can housing for students
60. Government and municipal housing
61. Traffic on Peninsula and Main Street intersection
62. More focus on trails
63. Economic focus on tourism
64. Community based nutrition/food education
65. Cheaper food
66. More affordable housing
67. More control over the scene at beaches/parks/public places where the party crowds gather.
68. These people are typically visitors, do not respect the peace and nature of the place.
69. Don't want the town to grow too quickly. Slow, gradual developments are good. No mass developments.
70. It is too crowded during the summer.
71. There is a lack of amenities, services.
72. No nightlife or social scene compared to Tofino.
73. Wants to keep promoting tourism as it is where the jobs are now.
74. Completion of a boardwalk along harbour/waterfront.
75. To bring vibrancy to village etc., new regulations to promote food trucks.
76. Lack of money for high school
77. Problems with electricity
78. City should be more age friendly for seniors
79. More public washrooms
80. More signage
81. Water filtration
82. Changing the blanket rezoning back to residential or at least allow people to have residential zoning on their property
83. Protect industrial lands
84. Protect greenspace
85. Keep the town unique
86. Promote a recreation facility
87. Ensure the community feel and don't let it all become centered toward tourists
88. Better signage – Tourists get lost when walking in the streets
89. Redesign the main streets intersection
90. Increase housing options and loosen the existing limitations on housing
91. Detached housing choices in multifamily zoning



92. Expand roads to increase access to beaches to promote activities like kayaking
93. Improve the zoning by laws
94. 30 day stay for visitors policy should be removed or revised
95. Widen the roads
96. Improve bikeways
97. Increase accommodation for seasonal workers
98. Improve street lighting
99. A new school K - Grade 12
100. Allow residents to put a tent at the backyard
101. Water issue (gross, wrong color)
102. Council needs to be more open with communication, improving social media (for people that can't attend meetings) especially with water concern
103. 2011 OCP didn't go over well
104. Zoning regulations regarding Bed and Breakfasts, Air BnB, specifying how long you have to live in a place in order to have a vacation rental
105. More communal spaces (don't use the same places for all the community events)
106. More signage from Black Rock to harbor and businesses
107. Make it easier for businesses to enter the area
108. Planning department has been stopping development to occur (the church in town)
109. Schools need to offer more programs that are accessible to everyone
110. Programs are hosted in multiplex (mostly hockey- expensive, and male oriented)
111. Trade programs especially, they got rid of the metal workshop at the high school and now none are offered
112. More affordable housing options (possibly steel structured staff housing) and for young adults
113. More pet-friendly housing
114. Needs a full time by law department
115. Clean up after dogs - owners
116. There needs to be raised sidewalks from Marine Dr to light house (they are just putting in gravel)
117. Main street needs to be widened, it's too busy
118. Co-op intersection needs to be safer and easier to access/maneuver
119. Multi-use / hockey arena or rink
120. RCMP building relocation OUTSIDE tsunami zone (currently below the level)
121. Disabled parking to reflect the BC building access code (part of BC building code) handbook - available online
122. District office and aquarium have inadequate accessible parking
123. Intersection of Peninsula and Main made safer with light, traffic direction or signage – dangerous at busy times but also year round
124. Accommodation for part time works in town
125. Season workers
126. Increase road access
127. Remove restriction of 30 days stay for visitors in OCP
128. Detached housing
129. New school, school is old and possess unhealthy environment for the kids
130. Proper parking
131. Safe beach access
132. Increase safe travel in the streets, decreasing speed limits and inclusion of proper signage
133. Help with road safety
134. Increase the number of bike trails and lanes
135. Allow land owners the use of tents in their back yards
136. Some locals said none at the moment.
137. Enforce pets on leashes with regulations

- 138. Hospital rezoning
- 139. Waterfront planning: create boardwalk master plan for improved walking
- 140. School rezoning
- 141. Park/Beach regulations on usage
- 142. Alcohol consumption
- 143. Family friendly initiative
- 144. Employment strategy for small businesses
- 145. Blanket rezoning created in 1999
- 146. Zoning remapping by previous community planner
- 147. Commercial vs residential (Bay Street divide)
- 148. Enforce banning large scale infrastructure
- 149. Protect affordable housing for retirees who are on a fixed income
- 150. Plan made to not price people out of community - rising housing prices
- 151. Options for residents to challenge zoning remapping because can't afford hundreds of dollars to propose to council.
- 152. Industrial lands protected and regulated (trucks, smells, noise, etc.)
- 153. Absolute protection of green space
- 154. Setbacks on properties
- 155. Property map at all meeting for residents
- 156. Parking off main areas near Bay Street so pedestrians can walk along the streets and shop more easily.
- 157. Preserve uniqueness of Ucluelet
- 158. Limit franchises
- 159. Improve zoning regulations – more flexibility for great ideas
- 160. School improvement
- 161. Earthquake preparedness
- 162. More community events like sport competitions and cultural festivals
- 163. Plan to improve job market in the winter
- 164. More trash bins and cigarette bins
- 165. Not sure need more information
- 166. Housing issues
- 167. Employment year-round
- 168. Not just surf shops on every corner
- 169. Shops
- 170. Permit process – make it easier to start a business
- 171. Industrial lands protected as industrial lands (fishing)
- 172. Regulate but don't remove industrial lands
- 173. Absolute protection of green spaces
- 174. Rain forest, not urban-style town
- 175. Support local businesses – no big box stores
- 176. More consultation
- 177. Low cost housing is very important
- 178. Re-look at food trucks – allow more in
- 179. Doggie bags
- 180. Garbage bins
- 181. Affordable housing
- 182. Vacation rentals
- 183. 2% tourism charge – where is it going?
- 184. Make it easier for small businesses
- 185. Strategic planning
- 186. Move things forward faster
- 187. School – K to 12
- 188. A tent at the backyard
- 189. Housing limitations need to be loosened up
- 190. Narrow roads
- 191. Increase bike paths
- 192. Part time and seasonal workers have no accommodation
- 193. Don't grow/develop too quickly
- 194. Too crowded during summer
- 195. Lack of amenities and services
- 196. No night life/social scene
- 197. Keep promoting tourism
- 198. Complete boardwalk on waterfront
- 199. Keep people employed
- 200. Food trucks – change regulations and increase permits
- 201. Electricity
- 202. Lack of money for high school

203. In the fall and winter, the drinking water is often brown, water filters are black in no time. Do we need a better filtration system? The garbage cans downtown need to also have recycling cans – have dual garbage and recycling.
204. Foreign investment is increasing housing prices. There are no sports leagues any more. The rec department could organize sports leagues. Water is an issue, turns brown at times. Commercial connections are expensive. No plan for pipes in some places. The system is old, people don't know where their pipes are. The rates keep going up but there is no communication as to *why* – we just get sent a bill. Need better communication to explain why?
205. The church across from the co-op is privately owned. The guy who bought it invested his money and had ideas to develop an event and wedding venue there. But he was denied rezoning because he couldn't provide enough parking. There is no compassion for that guy – District should work with individuals who have ideas to establish new businesses. We need to lobby the provincial government



**Summary of the Event**

As part of the series of public involvement events intended to collect preliminary direction from the community on the Official Community Plan, students from Vancouver Island University’s Master of Community Planning Program conducted a World Café on October 29<sup>th</sup>, 2016 at the Community Centre.

A World Café is a consultation technique intended to achieve the following principles:

- Set the context
- Create hospitable space
- Explore questions that matter
- Encourage everyone's contribution
- Cross-pollinate and connect diverse perspectives
- Listen together for patterns, insights, and deeper questions
- Harvest and share collective discoveries.

The room was set up with nine tables surrounded by chairs, and each table contained a discussion theme:

- |                                       |   |
|---------------------------------------|---|
| 10. Development Permit Areas          | 15. Land Use Designations                                     |
| 11. Climate Change                    | 16. Housing and Commercial                                    |
| 12. Heritage and Culture              | 17. Industrial, Institutional, and Comprehensive Development  |
| 13. Natural Environment               | 18. Sewage Treatment, Waste, Recycling, & Emergency Services. |
| 14. Transportation and Water Services |   |

Participants were asked to sit at one table, then the student facilitator/notetaker teams engaged the table in discussions on that topic. Participants were then given the option to move to a new table after approximately 20 minutes, engage in a new discussion, and then move once again. In total, three discussions were conducted over the two hour event. The floor was also opened at the end of the event for general comments. The event was well attended, with 40 participants in the morning session and 22 in the afternoon.

Information collected from this session is attached. These notes, along with the information collected from the “Planning on the Street” Event in October and November’s Open House will allow the MCP Students to identify key issues that may be addressed in the upcoming Official Community Plan Review.

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## Developmental Permit Areas (DPAs)

### Table Questions:

**1. What words would you use to describe the character/look of Ucluelet? (*today and what you would like to see in the future*)**

- Old fishing village
- Ugly sidewalks
- Like the building style along peninsula
- More green space needed
- Few updates needed
- Need more of an outdoor look – people want to experience the outdoor environment.
- Improve ecotourism
- Quaint look
- Love the traditional look
- Shabby – first impression
- Entrance needs to be revitalized
- The older part (village square) has a different style than the rest – houses are becoming old. Growth is not consistent, and is losing the sense of community.
- Humble, comfortable
- Contemporary
- Historical west coast fishing logging and friendly community
- Protect what is here
- Opportunity to plan for tourism
- Good separation between residential and commercial

**2. The Plan supports keeping commercial and professional uses concentrated in the Village Square. Does this fit with your image of Ucluelet?**

- Yes – encourage walkability, keep everything close together, residential on the outskirts, and make Main Street a one lane. Close off road turn into green space (next to district office. The co-op entrance and exit is bad, needs to be changed. Should be an inlet and outlet at separate ends.
- Peninsula is a better place to expand, village square is small.
- May not be conducive for pedestrians.
- Parking is a mess in summer
- Needs more mixed use spaces
- Marine drive – more business along it. Also more business on the peninsula road and less business sprawling in the center.

**3. For the Village Square, what can the District do to emphasize our spectacular location, history, and other aspects that make Ucluelet special?**

- Green space, encourage more market, more community events.
- Make it more inviting, with landscaping
- The Village needs to protect its public areas.
- Old church to be converted to a pub.

- Close off Main Street and convert it to a place where community activities can occur.
- Change angle to parallel parking
- Proper stoplight at main street
- Pedestrian crossing needed
- Main + peninsula is a confusing corner
- Public washroom needed
- No proper signage
- RV parking in old parking lot
- Walking area along Imperial Lane should be developed; more pedestrian friendly environment.
- They have done a good job in this place – the aquarium is a good example, but there is not much connectivity in the front.
- Walkway along the entire water edge; no consistency.

**4. There is the option to create a more unified streetscape on Peninsula Road and Main Street. There would be guidelines in place for new construction, then existing buildings could change over time to meet the new “look” of Ucluelet.**

- **What do you think about that option?**
- **How would you describe your ideal streetscape?**
- New look should have character.
- Height regulation needed
- More pedestrian friendly
- No franchising in the area – great. Don’t include it in the area.
- Locals should get discount, no incentive for locals at the different businesses.
- Find a way to get people to paint the houses, and don’t build anything over 2 storeys.
- Designate materials, maybe woods.
- The Boulevard is a good example but it needs more trees.
- Main Street – in the intersection there is a yellow house that should be preserved (history).
- Guidelines are ok, but not to dictate. Don’t like dictation for finishing’s. Don’t like the use of materials like stucco or vinyl.

**Other:**

- Concern with resorts fitting into the look of Ucluelet
  - Resorts block the view of residences
  - The trail is disconnected
  - Need signage for RV camping.
-

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## Climate Change

### Table Questions:

1. Are there any programs or initiatives that you would like the District to pursue?
2. The District has committed to governmental and non-governmental partners to promote a per capita reduction in GHG emissions within the Region and Ucluelet by: 33% by 2020 and 80% by 2050. This means reductions both by Ucluelet (vehicles and buildings) and residents/ tourists. How can we achieve this?
3. Do you have any ideas on how the District could help to reduce “the human footprint” of citizens, tourists, and Ucluelet?
4. What could we add to the OCP to encourage people to take a more “green” approach to development in Ucluelet?

### General Comments for all 4 Questions:

- Need for a compost system
- Increase bicycle infrastructure, encourage as a form of transportation
- Transit system
  - Look at models used on Salt Spring and Gabriola Island
- Generate alternative forms of energy within the community
  - Storm surge/wave energy
  - Wind
  - What could be possible for these ideas
  - Use pilot projects to start small
  - Goal: to be completely self sufficient
- More awareness and education on climate change issues and what each resident can do better.
- Develop a park and ride system
  - Tofino-Ucluelet
  - Town Centre-Parking at junction
- Become a test community for alternative energy projects
  - Pilot projects as part of Outdoor centre on Wild Pacific trail
  - Work into OCP for implementation over time
  - Create partnerships with Tesla, others leading in technology in all areas of wind, solar, wave and micro projects.
  - Goal to be off the grid
- Need to manage traffic flow, parking in peak summer season
- Promote sustainable packaging options in local businesses
  - Paper, recyclable
  - No Styrofoam

- Push businesses to buy more responsible products
- Implement regulations for new builds
  - Low flow toilets
  - Measures to reduce water use
  - Use water meters
- Leadership – Regulate standards beyond the minimum requirements
  - Extend programs through businesses, operators and partnerships
  - Include tourists in education and awareness programs
  - Create programs based on empowerment and partnerships
  - Increase communication from local government on these issues
  - Take “Words to Action”

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## Heritage and Culture

### Table Questions:

- 1. Places: are there specific sites that should be profiled for their heritage and culture values?**
- 2. Activities: What can we do to celebrate the heritage and culture of Ucluelet? (currently we have Ukee Days, Pacific Rim Festival, others)**
- 3. What about signage/tourist information?**
- 4. There have been discussions about a heritage museum in Ucluelet. What are your thoughts on the location/programming at the museum?**

### General Comments for All 4 Questions:

- An education center near the pacific trail is proposed be built: outdoor/indoor study, seek university as partner (like Banff’s style);
- Favorite Cultural characteristics:
  - Simple life; natural surroundings
- Favorite heritage site:
  - The yellow house on Peninsula
  - St. Aidan on the Hill Church.
- Cultural identity confusion: many newcomers bring new thinking, many things change, the residents want to find what their own culture is: we need a clear identity for Ucluelet
- Need to unify Tofino and Ucluelet with respect to peninsula development
- Need a good museum; let the young people know the history.
- Hope that more residents - especially the young – get engaged and involved in the community
- One issue: tourists confuse private pathways with public paths as they try to access



the Pacific Rim Trail

- The Trail can be a great resource to the tourist industry
- Ucluelet has a split image: both rough neck and a tourist destination

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## Natural Environment

### Table Questions:

1. **How can we avoid human/wildlife conflicts?**
2. **It rains here sometimes. How can we better manage or even benefit from stormwater runoff?**
3. **What sustainable management approaches would you recommend for the natural areas in and around Ucluelet?**
4. **What do you see as the biggest issue for the next decade for this topic?**

### General Comments for All 4 Questions:

- Keep Wild Pacific trail intact
- Work to minimize wildlife conflicts in urban area.
  - Increase Bear Aware programs
  - Maintain corridors for wildlife to traverse community
- Balance user experiences with conservations
  - Propose education for community
  - Support with policies in OCP
- Enhance trail management to ensure users remain on trail and not stray to trample vegetation
  - Increase signage, education or users on environmental stewardship
- Implement policies to promote a sustainable water supply
  - Make it easy to residents to have rain water collection as a means to reduce impact on municipal system.
- Concerns with population increases during peak visitor season, lack of concern from tourists on green space and protection of nature.
- Need for better education and awareness for waste management
  - Need to lock up garbage from wildlife
- Promote accessibility and understanding of green space and its value
- Development of school programs in sustainable practices
- Need for a review of rain runoff infrastructure, storage capacity with lack of snow
  - Reduce stress on the municipal system during dry summer months
  - Strict enforcement of water restrictions, education
- Need for more education and awareness on wildlife conflicts
  - Better waste management
  - Allowing space for wildlife, corridors
  - Develop baseline data on wildlife locations, current information and practices

- Use data to develop better policy on wildlife issues
- Need for direction and allowance for water storage units on private property
  - Large scale water collection to reduce dependence on public supply
  - Apparently the school currently has a rainwater collection system?
  - Increase in capacity for gardens, emergency services
- Need for controls on new development
  - Regulate new builds
  - Maintain green assets, key trees, corridors and vegetation
  - Create firm rules, regulation and policies
  - Enforcement of those policies, not bow to developers with money
- Better leadership from council
  - Step out of offices, become educated on options and legislation
  - Be proactive with decisions made.
- Be smart on deer controls
  - Education and awareness of feeding deer, may be harmless, leads to predators to follow deer into community
  - Extend education to kids/tourists
  - Make effective use of local expertise on these issues
- No more development on the shoreline
  - Need to make this happen instead of just talking about it.
  - Stand firm against the developers who have money to compensate
  - Do the right thing, instead of focus on increasing tax revenue
- Education of council on broad issues, not always about making money

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## Transportation and Water Services

### Table Questions:

1. **What do you see as the biggest issues in transportation and roadway infrastructure for the next years?**
  - Huge increase in traffic
  - Lots of sidewalks
  - Roads need to be more cycle friendly
    - Lots of cyclists are coming from Tofino
  - There should be bike shelters → it rains so much
  - Helen Road:
    - Narrow road and the hill needs sidewalks
    - School zone means using Helen Road when there in a rush
  - Intersection of Main St + Peninsula Rd
    - Tourists don't know what to do at the intersection → it crosses diagonally
    - Pedestrians cross in wrong area
    - The crosswalk is in the wrong spot → not the shortest route

- Stop sign doesn't work → needs to be more pedestrian friendly
  - Needs to be uniform sidewalks on both sides of the street
  - Main St. Hill
    - There is lots of tourists and not enough parking
  - Public parking is too far from downtown
  - Needs to be more parking especially due to the Wild Pacific Trail
  - There doesn't need to be parking for each business in the downtown core
    - But have a general parking area → in the downtown core so people will stall walk
    - Vacant lot in downtown area could support this
    - Walking routes should support this
  - Main harbor parking is too full from people leaving their cars there overnight
    - Need long-term parking somewhere else in the city
  - Road in front of Aquarium should be pedestrian only
  - There needs to be more signage for pedestrians
  - Stopped using light house trail → too crowded
    - Doesn't want Tofino congestion
  - "Strangers" are changing neighborhood/community dynamic
    - Wants to preserve the essence of Ucluelet
  - Congestion by Pub and Zoey's bakery
  - Bay St and Peninsula are very congested
  - Cars parked on the street are causing issues → very dangerous
  - There needs to be an alternate route up Nora Rd past community center to take pressure off Peninsula Rd
  - RV's driving through town to lighthouse creating a crowded street
    - Needs to be signage for large vehicle routes and parking away from the cannery
  - Needs to be more public transit for people for people in outlying areas of town
    - Hitacu → Community across the bay
    - Millstream
    - Tofino
- 2. There have been discussions on finding a new water source. Any comments on this?**
- 3. How can we better integrate different forms of travel (walking, bikes, scooters, cars?)**
- 4. How can we better manage tourism-related traffic in peak times?**

#### **General Comments to Questions 2-4:**

- Lots of complaints about water color
- It is a sludgy brown color that stains clothes yellow
- Has to resort to purchasing all my drinking water
- Needs to be better communication regarding water quality
  - What is acceptable and what is not?
  - Understanding water storage and filtration
- Water is too "mineraly" → very suspicious
- Not feeling too impacted by it yet

- She filters the water doesn't see a problem with the quality
- There is drought conditions in summer
  - Bylaws are needed to encourage conservation (rainwater harvesting)
- Kennedy lake could be a new source for water
- Lives off grid\* water supply isn't an issue
- Municipal water is very bad and unpleasant
- Embarrassing for hotels

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## Land Use Designations

### Table Questions:

1. **The OCP supports a broad range of commercial, residential, and business in downtown Ucluelet. What can we do to improve this mix?**
2. **The Village Square is the main gathering place identified in the OCP. How can we draw more people/events into this Square?**
3. **Parks, trails, and open spaces are a key part of Ucluelet. Any thoughts on how we can improve linkages/spaces?**
4. **Looking to the future, how should Ucluelet manage tourism-related growth or new uses (like AirB&B) that might need to be addressed?**

### General Comments to All 4 Questions:

- Need more and better sidewalks
- Whiskey Landing need to stay
- Build a hotel
- Town centre can be developed as an anchor to attract more tourists
- Town core needs more commerce
- Need to provide more parking lots for tourists
- Provide more activities on the coast: kayaking, surfing and so on
- Build retail, office, residential
- Food issue: need a piece of land to build "Community Garden" to provide local food.

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## Housing and Commercial

### Table Questions:

**1. Ucluelet continues to experience a fairly high growth rate (over 9% between 2006 and 2011). How can we manage growth?**

- Learn from Tofino and clearly separate from Tofino
- Enforce strictly residential zoning areas
- Bring in young entrepreneurs with new energy to turn around local businesses (i.e. new owners transformed bowling/café building and pizzeria)
- Only develop currently zoned and existing land (use what we have)
- Don't make it difficult for building and development
- Needs more summer accommodations
- Promote winter season
- Need development relevant to the area
- Planning initiatives
- Someone working with planner to regulate and enforce bylaws
- Adjust to meet growing needs of families (elementary school most growth among school age students)
- Introduce an advocacy policy
- Need jobs that pay well

**2. Housing affordability has been identified as an issue. What would you recommend to address affordability?**

- Multi-family units
- More small and affordable condo units
- Implement strictly residential zoning area
- Realtor's perspective:
  - Ucluelet very affordable compared to surrounding communities
  - Many people living in Ucluelet and commuting to work in Tofino
  - Big market for urbanites moving into area (last 2 years) for housing affordability and community feel – people more involved in community and family life than Tofino and larger urban areas
- Not about affordable housing but rather **Housing that's affordable**
  - Affordable housing and low income housing already tried in Ucluelet and didn't work as it sets limits
  - Difference is what is needed in areas
- Encourage secondary suites and change bylaws to have more flexibility
  - Residents need suites to supplement income and zoning and bylaws making difficult to operate and build
- Need staff accommodations that are affordable
  - Introduce phase 1 and phase 2 of bylaws

**3. Are there innovative forms of housing or development that should be included in the next OCP (for example, container housing, tiny houses)?**

- Pocket neighbourhoods
  - Integrate sufficient parking
  - Green space
  - Detached but encourages density
  - \$250k range to keep attainable
  - Small homes or micro-units
  - Micro-units best for “weekend warriors” of Ucluelet and should not be in residential areas – if not full time resident then don’t allow in residential zoning
- Tiny house development communities
  - One development zoned for full-time residential residents (Residential zoning only)
    - 1. Living (residential)
  - Second development zoned for part-time and tourism (Residential and Commercial Zoning for seasonal and short term rentals)
    - 2. Nightly rentals (optional part-time)
    - This option encourages flexibility for nightly and seasonal residents
    - Need to set dollar amount to square footage. Small homes can be expensive for size. Size doesn’t always equal affordability.
  - Important to highlight wording of zoning in OCP
    - And/or both zoning allowed in neighborhoods or just one type of zoning
- Laneway housing development

**4. How can we better integrate environmentally friendly principles into new housing and commercial development?**

- Garbage pickup of glass items and boxes and cans; residents have to drive to drop off some recycling items
- Garbage and recycling pickup for commercial businesses
- Food truck business has restricted garbage and recycling pickup because of mixed-use residential/commercial zoning
- C2 zoning with business and vacation rental
- Central washrooms - need of public washroom near food truck; currently using portable toilets
- Green space everywhere
- Open space for public with areas sheltered from cold and rain

**Other Issues**

- **Secondary suites vs B&B/Airbnb bylaw zoning regulations:**
  - Attached vs detached use of secondary suites bylaw

- Why does it have to be attached? Some think it shouldn't matter if suite is attached or not to house
  - Above garage and carriage house
- Absent landlord from main house
  - Non-B&B residences
  - Noise concerns
- Residents need secondary suites for income and affordability, especially young families on one income
- Secondary suites vs B&B/Airbnb bylaw regulations
- Part-time/vacation accommodations
- Zoning of commercial/residential
- New affordable housing developments

***Additional Notes:***

***Call for historic preservation initiative of Imperial Lane Japanese Housing***

- 1920s Japanese housing
  - Historically significant
  - Historic and unique
  - Water access
  - Increase density
  - Off street parking concern
- Average age of Ucluelet (Clayquot Biosphere Region) population is 34 years old (Vital Signs – 2016)
  - Elementary school population has exploded as young families have moved to Ucluelet (from ~200 to ~500 students)
  - Suites are needed to help allow young families to afford housing (for use of long term rental or holiday rental)
  - Is there a reason for zoning to restrict rentals to be attached to the main home? Or can the zoning be amended to allow for detached rentals?
  - Are alternative housing options available such as carriage homes?
  - A public washroom should be installed in the village core. Commercial businesses shouldn't be responsible for providing this service and it should be provided by the district.
  - Growth isn't a bad thing for the district. It increases the tax base and allows for more services.
  - Year-round affordable housing is needed for seasonal workers and long term residents.
  - Growth rate isn't an issue as long as proper servicing is maintained.
  - Ensuring homes aren't being left vacant (Holiday/Summer Homes)
  - Zoning is an issue with B&B and Vacation Rentals. Some residents are using their B&B zoning to operate vacation rental. B&B zoning helps regulate noise as owners have to live onsite. Vacation rentals harm community values. Need bylaw enforcement to stop these conversions.
  - Apartments/Condos need to be built to address affordability.
  - District needs to consider all types of housing alternatives

- Pocket neighborhoods (700 to 900sf homes with small storage)
- Creating co-operative infrastructure (driveways don't have to run up to every home, could have parking lot instead).
- Restaurants are too busy in the summer seasons – long waits to get a table.
- More food truck options and strategic locations.
- Bylaws need to be enforced to ensure accountability for staff housing needs on new and existing development.
- Ucluelet has seen an explosion of young families coming in to the community.
- Airbnb is becoming problematic as some owners are not complying with zoning and District isn't seeing any financial benefits.
- Young families need flexible housing options to develop homes and rental units.
- Area has changed from high paid unionized jobs to low paying non-unionized jobs (impacting workers' wages and ability to live in the community).
- Long term rentals are being converted to Airbnb units.
  - Need for strong regulation and enforcement (currently no bylaw officer).
  - Harms community values by taking permanent population out and replacing with a transient population.
  - Creates needed income for the homeowner but displaces those needing long-term rentals.
- More parking areas are needed for commercial businesses.
- National Parks Housing is sitting empty
  - Park employees were let go during Harper cuts and now this housing sits mostly empty. Could be used to help alleviate seasonal housing shortage.
- Community and District need to support commercial businesses as much as possible as they now lead the local economy. Incentives might need to be provided to encourage more commercial development.
- Housing prices don't reflect local wages.
- Need to build community wealth by supporting local businesses that keep money in Ucluelet over those that suck the money out.
- Young families are moving to Ucluelet for the lifestyle, giving up better employment opportunities.
- Developing Micro-Units for weekend warriors.
- Need to regulate and enforce bylaws on vacation rentals so that they don't deteriorate the sense of community and values.
- Keep money in the community through locally owned commercial businesses.
- Affordable housing isn't a successful concept; need to change the paradigm towards housing that is affordable.
- Laneway housing and tiny home developments for long-term rental and vacation rental.
- Need to allow families to benefit from their property through rentals **and/or** business, **and/or** etc.... (Instead of current model which is either/or).
- There are enough single family lots for developers, no need to create more.
- Don't make it too hard for developers to build in Ucluelet.
- More beds are needed to grow the tourism industry.
- Summer tourism exhausts the services; need to develop/market tourism during offseason to keep businesses open year-round.



- Affordable housing should be monitored based off the rental values charged instead of measuring by square footage (a little bit confused about what this means).
- Develop smaller homes and maintain green space.
- Balance environmental principles with development (but don't make it too hard for developers).
- Bylaw officer is needed to educate home owners on what they can and cannot do on their property.
- Workers are focused on limited opportunities and need flexible and affordable rental opportunity.

### Summary

- **Young families** are the emerging demographic in Ucluelet and they need to be accommodated as much as possible.
- **Affordable housing** is still an issue in the community.
  - Developers need to be held responsible for constructing staff housing.
  - Property owners should be given more options for creating rental opportunities on their property (detached suite, carriage home, etc.).
  - Vacation Rental conversion needs to be regulated to prevent illegal conversion and preserve long-term rental availability.
  - All alternatives need to be considered to address the affordability issue (tiny homes, apartments, suites, etc....)
  - Housing prices reflect wages that are no longer being made in Ucluelet now that most jobs are non-unionized.
- **Conversion of Suites and BnBs to Vacation Rentals**
  - Most conversions are illegal.
  - Need bylaw enforcement.
  - Conversions impacts sense of community (Transients).
  - Noise issues (owners no longer on site).
- **Commercial business**
  - Need more parking for businesses
  - District needs to offer public washrooms as businesses shouldn't be solely responsible for providing that service to tourists.
  - Businesses are too busy during the summer. Need more businesses to accommodate for tourism and also build year-round business.

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## Industrial, Institutional, & Comprehensive Development

### Table Questions:

#### 1. How can we attract new industries to Ucluelet?

- Expansion of tourism/recreational
- Through positive planning initiatives and economic feasibility for business
- Creative zoning for new industries allowing new businesses to make money
- Being off the grid – make your community unique
- Wave energy!
- Technology – operated street lights
- Sustainable energy – solar panels (will make new opportunities like jobs)
- Involve high school students and the science projects
- Infrastructure – roads, internet, improve connectivity
- Use resources and limiting resources
- Take away negatives – improve highways and make them wider
- Encourage young families
- A welcome statement like “Welcome to Ucluelet – Open for Business!”
- Get VIU to open a satellite campus featuring aquaculture, teaching students to become salmon farmers
- Expand retail to service the fishing industry

#### 2. How can we manage the impacts of new industries?

- Important to have infrastructure
- For infrastructure tourism/recreation we need skilled and knowledgeable people (not just staff but residents)
- By creating and enforcing strict rules and recreations – especially those that pertain to environmentally sensitive areas
- Ensure the use of sustainable energy
- If developers invest they could invest back profits into the institutions
- An oyster processing industry in Ucluelet
- Put in place regulations
- Sustainable power source
- Change OCP and protect off-roading areas
- Off-roading areas create employment for the community

#### 3. What can we do to support existing institutional uses (school, community centre)?

- EA Programs on flora, fauna, geology so that high school students could think about a tourism career
- Encourage full use of existing infrastructure
- Encouraging and engaging federal and provincial government for funding i.e.: new seismically sound school for K to 12
- Upgrade new school and open new schools
- Merge schools with existing community centre

- Encourage young families to Ucluelet
- Branch of VIU should be open – with courses related to geothermal
- Aquatic
- Forestry

**4. What new institutional/community uses should the District investigate as part of the OCP?**

- Education Centre
- Upgrades to Peninsula Road – sidewalks, narrowing passages, crosswalks, traffic calming areas, new school K to 12
- Put together high school and elementary schools
- An available property owned by a warehouse owner – good place for a school
- Change zoning from residential to commercial

*Additional Comments and ideas*

- We really appreciate the good job being done by Mayor and Council
- Extend the trail to Tofino
- Create a community Hub with sustainable Hockey Arenas and swimming pools
- Merge Clinics, Fire, Ambulance, and RCMP together ( 24 Hour Triage - Ucluelet needs a 24 hour on call doctor)

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## **Sewage Treatment, Waste, Recycling, & Emergency Services**

**Table Questions:**

**1. What can we do to prepare residents/tourists for emergencies (tsunami, road closures, major storm events)**

- Federal gov. needs to provide ambulance and rescue service during peak tourist times
- CBC gave no tsunami warning → have to rely on local stations for warning
  - Not enough coverage
- Concerned about water in case of earthquake
- Wants more support in getting prepared for natural disasters
- Wants policy/insurance clarified at a provincial level
  - She can't get earthquake insurance for her house
- The current water supply won't sustain a major earthquake
  - Possibly need an alternative source
- Thinks the district is doing a really good job
  - Due to the shake out practice
- Need more communication between Tofino and Ucluelet
  - Discussing concerns, advantages of each

**2. Waste recycling was identified as an issue on our “Planning on the Streets” Day.  
What can be done to encourage greater recycling/improve programs?**

- Need to work harder in encouraging recycling
- Wants curbside recycling in commercial and residential zones
  - Especially for B&B’s
  - She pays for dumpsters for private business but wants city to promote recycling for residents
  - Owners currently have to go to the recycling depot
  - Wants town mandate to be “clean”
- There should be a bylaw focusing on people leaving garbage bags on road/forest
- Might be residents ‘not up to par’
- People are dumping garbage on the highway
- There should be compost collection
- Personal Preparedness is KEY

**Sewage**

**3. How can we encourage recycling/reuse among tourists?**

- Information is scarce
- A pamphlet may be helpful for residents and visitors to understand the system
- City should continue on with the plan for preparing for a natural disaster
- It is individual responsibility to have your home in order and self-sustained for an emergency
- Needs to be an educational and encouragement component lead by district to stress individual preparation and community game-plan for a disaster

**4. What are the biggest issues facing the District in the next ten years for sewage treatment, solid waste, and recycling?**

- New developments with proper sewage
  - Making sure there is capacity

## General Comments

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Ucluelet Local Foods [www.ukeegrowlocalfood.com](http://www.ukeegrowlocalfood.com) (formerly, the food initiative)

- representative attended, hoping district would give land for a community garden at proposed site near baseball diamond
- or keep garden at the junction location, do not build gas station there
- please put policies on OCP to further support local food and food security
- Bear-proof composting

Wild Pacific Trail Society (WPTS)

- Desire support to realize 18 acre site with interpretive/education centre similar in concept to Bamfield Marine Sciences Centre, possibly in partnership with VIU or other institution?
- Looking into key partners for land conservation of 18 acre old growth
- Currently the developer has the right to move the Wild Pacific Trail “at their expense” if need be. WPTS looking to protect the current trail route

Village Square commercial zoning needs to allow for Retail bottom, office middle, Long-term residential top NON STRATA

- One participant is currently working on a development proposal for the village core – Modern West Coast – glass, stone, wood
- Would like to see more multi-faceted industry rather than focus on just resource sectors (fishing, forestry, etc.)
- Possibly encouraging the TECH sector, IT, computer and IP industries, able to work from home or small office = year round employment, resilient to boom and bust,
- Downtown needs a “there, there” – can’t tell when driving through where the heart is

Possible Infrastructure barriers and need for better:

- Better internet
- Crosswalks
- Rentals
- Lack of high quality accommodation
- Rec. centre/pool
- Too few year-round restaurants and accommodation.
- Central parking lot at suitable location to allow people to walk the downtown - with green/garden roof, set into hill below Peninsula so does not block view

Residents of historic workers housing below Peninsula rd. concerned that their historic houses deserve preservation as they fit with the OCP in many ways – Historic preservation, housing, etc., - but the re-zoning of the area won’t allow them to be preserved as historical buildings, and residents may even have to leave. Some have lived in these structures for decades and would be homeless, or at least VERY hard pressed to find adequate and affordable, comparable accommodation in Ucluelet.



### **Summary of the Event**

An Open House was held on November 26<sup>th</sup> at the Community Centre to verify what was heard so far in the planning process and identify any key issues that may be relevant to an Official Community Plan Review.

The Open House was well attended with approximately 75 citizens viewing the posters, chatting with students, and sharing new information on their feelings about the community.

The room was divided into themes (such as Village Square, Parks and Open Space, Housing & Commercial, and Industrial, among others). Each theme area had maps and handouts appropriate to that theme, and pairs of students staffed each theme area. Citizens could either review all materials, or focus only on those areas of particular interest. The event benefited from occurring at the same time as the Community Craft Fair: future events will also be scheduled on dates/times when they can cross-over with these significant community events.

### **Findings from the Open House**

#### **Community Vision**

1. Like it!
2. Harbour Rim/Shoreline – enhance the ocean board walk feeling with indoor/outdoor stores and local products
3. Like it too!
4. A great improvement – last two sentences could be combined “Ucluelet is a special place to live because it is friendly, diverse, and...”
5. The statement should strongly stress that we (community) do not want to ruin the experience people are coming here to experience

#### **Industrial & Institutional**

6. Water catchment area for residential and commercial industries
7. Tech industries for local solutions
8. Don't litter – garbage on the ground so the animals get hurt
9. Reduce, reuse, and recycle
10. Need more post-secondary educational opportunities

11. Medical centre
12. Emergency shelter
13. Commercial recycling
14. Protect our industrial zones

### **Housing & Commercial**

1. Affordability is important
2. Need more affordable rental properties for families that allow pets, too
3. Keep development in line with nature
4. Focus on housing affordability for service industry employees
5. Stop spot zoning
6. Shop locally
7. Focus on a diverse housing market
8. Water filtration needs to be sorted out before it is metered. It is not reasonable to expect people to pay for unusable water
9. Fix 1999 blanket rezoning which threatens older homes in the core as residential
10. Improve traffic at Co-op parking lot and Main street
11. Residential being used commercially; needs to be taxed and inspected
12. Encourage secondary suites or other accommodation for year round housing
13. Develop a building and business development package
14. Maintain integrity of Ucluelet amidst development
15. Strictly residential zones need to be created
16. Encourage apartment development
17. Sharply control/curtail the proliferation of short term rentals in residential zones.  
Encourage long term rentals with suitable secondary buildings
18. Need promotion to shop local
19. Detached rather than connected housing with breezeways would be a great option and a mortgage helper
20. Consider tax on vacant homes.

### **Heritage & Culture, Natural Environment**

1. Improve recycling and community composting
2. Consider heritage designation for some buildings
3. Consider plaques to explain significance of certain areas or village sites
4. Include more public art and a process to accept and create public art that supports local artists
5. Where are the totem poles?
6. Like the idea of a VIU satellite campus
7. Support post-secondary opportunities

### **Village Square, Parks, Trails, & Open Space**

1. Love the ocean!

2. More public washrooms in popular places so people don't need to go into the shops/stores
3. We need a water fountain – more than one
4. Parking on highway at WPT is a nightmare – someone is going to get hit
5. Wild Pacific Trail is key to this town! Expand this
6. Building more parking at businesses encourages people to drive. Instead, build bike racks as it encourages them to bike
7. Connect bike path to new PRNP Trail
8. Parking figured out for trail head of WPT along the highway before it becomes a Cathedral Grove
9. We need a sport fishing pier for youth and tourists
10. Re-equip park on Cedar and remember there are older children in the community
11. Create a social hub in the village centre
12. More community events for holidays (Christmas lights, free lighting ceremony)
13. Bike trails, public market, BMX track near golf course

#### **Transportation and Water Supply**

1. Focus on asset management, not more assets
2. Sidewalks in terrible condition and nonexistent in numerous areas. Very difficult for strollers and handicapped accessibility

#### **Waste, Recycling, and Emergency Services**

1. Please, please, please do this! Consider operating a municipal composting scheme to help with waste management, reduction in the land fill and do so in a Bear Aware manner.

#### **Greenhouse Gas Emissions – Targets, Policies, and Actions**

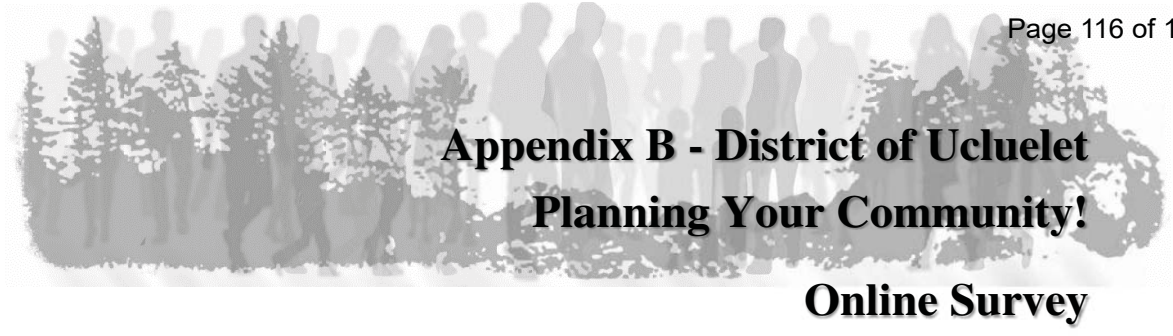
1. Consider revising targets in light of new research
2. Encourage geothermal, heat pump and other sustainable heating- Council could set out a discount on the price of development permits

#### **Other suggestions for the OCP Update**

1. We have a pool and gym at the West Coast Market
2. Better sidewalks and more accessibility
3. Encourage education as the next big focus of the economy
4. Tourism Ucluelet needs to stop advertising as people are already out here. Needs to broadcast message that when people come here they need to be respectful of the special place they are in. Teach stewardship. Join with First Nations to spread message. People coming anyway; curb the potential ruination of our area
5. Development for pocket neighbourhoods!
6. Zone affordable housing please!
7. Lobby and partner for a new school or combined services police/fire/ambulance/medical



8. Tax second homes that are empty for most of the year – huge second home ownership destroys communities
9. A new school would be a huge benefit to our community
10. Regulate AirBnB severely with bylaw enforcement
11. Sign post walking routes through town along bike paths – encourage people to get out of cars
12. Really important – black sky at night is part of the authentic beauty of Ucluelet
13. A parking strategy for downtown is needed for at least the summer months
14. Allow growth in the community – new businesses and restaurants
15. The tourists are going to continue coming. We need more services to accommodate them and locals
16. Pool as part of outdoor leadership high school at Long Beach Airport with support of TFN
17. Find way for older movement impaired folks to sit in a vehicle and view ocean, other view scapes
18. With more residential development in the Upper Bay Area, I see traffic problems on Bay and Peninsula. There are already issues with long wait times and poor visibility. I think a traffic light could be very beneficial there. It could be green on Peninsula and with the pedestrian and vehicle activation on Bay.
19. Wild Pacific Trail
  1. Establish the trail corridor at 15 metres inland from the inland edge of the trail as a protected wild space. This line would be treated as district land with an additional buffer zone to any development
  2. Support consistent language in any revision of the Master Development Agreement that protects the trail and wild vegetation
  3. Envision a Wild Pacific Trail forest conservation area in the Artists' Loop section
  4. Support an education centre on the WPT



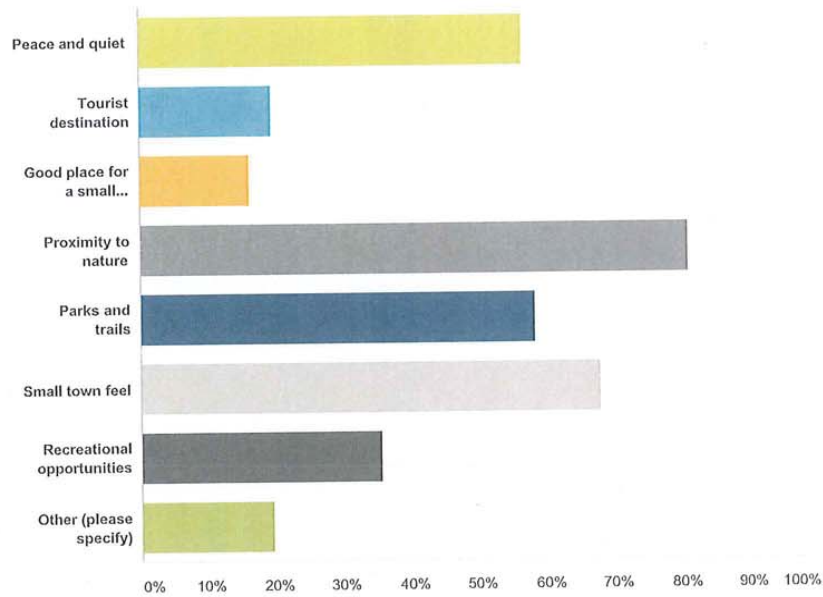
**Online Survey**

An online survey was also used as a final method of collecting community comments. The survey (conducted through Survey Monkey, an online survey tool) and the survey was open from October 24<sup>th</sup> to November 16<sup>th</sup>.

In total, 62 individuals responded to the survey. Overall, the survey verified the information collected to date: respondents value the connections to wilderness, peace and quiet, and sense of community in Ucluelet, and the small town feel of this special place. Issues were identified with transportation, crowding in the summer months, human/wildlife conflicts, and emergency preparedness. Respondents also provided extensive written-in comments that provide valuable direction for areas of interest and potential future actions.

### Q1 What do you like most about your community?

Answered: 62 Skipped: 0



Answer Choices	Responses
Peace and quiet	56.45% 35
Tourist destination	19.35% 12
Good place for a small business	16.13% 10
Proximity to nature	80.65% 50
Parks and trails	58.06% 36
Small town feel	67.74% 42
Recreational opportunities	35.48% 22
Other (please specify)	19.35% 12
<b>Total Respondents: 62</b>	

#	Other (please specify)	Date
1	the people...the variety of occupations, the artists	11/14/2016 3:06 PM
2	There is an actual community	11/14/2016 1:07 PM
3	Aquarium, great places to eat	11/13/2016 12:34 PM
4	the people	11/11/2016 2:48 PM
5	Beach Access	11/10/2016 9:49 PM
6	Everything	11/10/2016 6:11 PM
7	Historical connection to the ocean	11/8/2016 8:30 PM

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8	Wild places	10/31/2016 5:00 PM
9	Our strong sense of community and outsiders wanting some	10/31/2016 8:53 AM
10	Nature in town: trees, native species, privacy, birdlife etc.	10/29/2016 5:32 PM
11	clean air	10/27/2016 11:40 PM
12	access to BGI	10/24/2016 1:49 PM

**Q2 What makes Ucluelet unique from other communities on Vancouver Island?**

Answered: 53 Skipped: 9

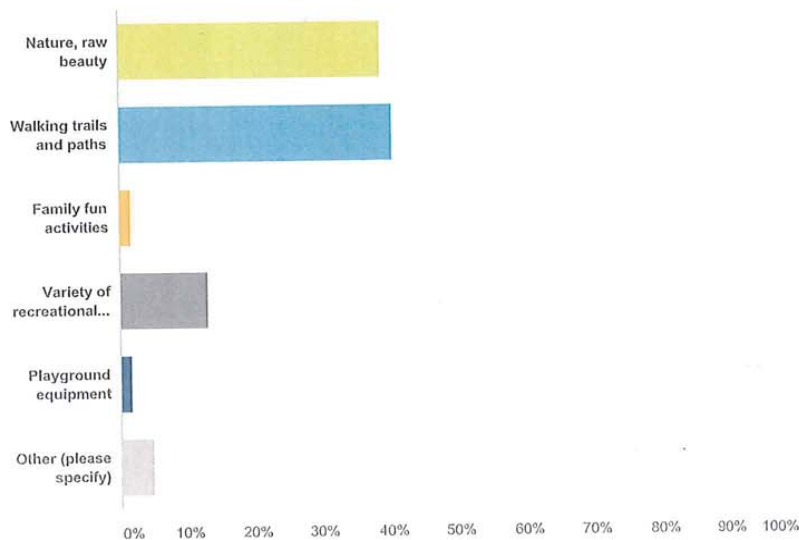
#	Responses	Date
1	Location. Otherwise it is a town of coffee shops, restaurants and people like every other town...so far.	11/15/2016 7:14 PM
2	The setting is gorgeous and wild, the people are warm and caring, and the place isn't too crowded (yet).	11/15/2016 4:25 PM
3	It's so close to a natural setting, unique and lovely.	11/15/2016 12:14 AM
4	We balance our focus on the tourism industry with community sustainability	11/14/2016 7:11 PM
5	weather	11/14/2016 4:01 PM
6	That it's a secret...like a gem undiscovered.	11/14/2016 3:06 PM
7	Our family feel, community events like Halloween howl makes us feel united.	11/14/2016 1:08 PM
8	Rough coastline, remote yet still accessible, friendly and community minded	11/14/2016 1:07 PM
9	Friendly, diverse residents.	11/14/2016 9:30 AM
10	Community feel	11/14/2016 2:59 AM
11	trails alongside the open ocean	11/13/2016 12:34 PM
12	Remote, rugged beauty	11/13/2016 8:20 AM
13	Setting	11/12/2016 8:06 AM
14	Rugged natural setting, tucked away from larger communities. A true get away with comfortable amenities	11/11/2016 8:06 PM
15	Wild Pacific Trail	11/11/2016 4:06 PM
16	the people	11/11/2016 2:48 PM
17	all of the above	11/11/2016 4:05 AM
18	It's not as accessible as other places, which keeps the population down. It also is somewhat isolated on the peninsula and is right next to the Barkley Sound	11/10/2016 9:49 PM
19	Coastline beauty	11/10/2016 8:06 PM
20	location	11/10/2016 7:17 PM
21	"Unique" would be hard to say, but special in the generalised sense of protecting the environment.	11/10/2016 6:29 PM
22	Wild Pacific Trail	11/10/2016 6:20 PM
23	Wild Pacific trail	11/10/2016 6:16 PM
24	remote wild west coast and pristine beaches	11/10/2016 6:11 PM
25	Largest Fishing Harbor	11/8/2016 8:30 PM
26	We are trying to grow in a controlled manner	11/7/2016 9:31 AM
27	Its setting on the Ocean, plus its retention of small town feeling,	11/2/2016 5:28 PM
28	beauty, aquarium, walking distance to Wild Pac. Trail	11/2/2016 10:01 AM
29	less people	10/31/2016 5:44 PM
30	Raw beauty, open ocean waves	10/31/2016 5:00 PM
31	location	10/31/2016 10:46 AM
32	It's friendly atmosphere	10/31/2016 8:53 AM

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33	Proximity to rocky shores and beaches, as well as neighbouring communities	10/30/2016 11:29 PM
34	Small but diverse.	10/30/2016 3:13 PM
35	Remote small town	10/30/2016 10:24 AM
36	We are not easily essible, One needs to want to come here we are not a pass through town.	10/30/2016 10:17 AM
37	Close knit community feel and the challenges of living in a relatively remote area.	10/30/2016 6:53 AM
38	Small village feeling with many local west coast artists. The Best trails in close proximity to many accommodations. Supports local small business. Close to National Park	10/29/2016 11:23 PM
39	WPT and nature in town	10/29/2016 5:32 PM
40	It is still small and does not have any chain restaraunts or big box stores	10/29/2016 4:41 PM
41	Authenticity	10/29/2016 4:23 PM
42	small town, yet good planning in place	10/29/2016 11:52 AM
43	Community	10/28/2016 9:32 PM
44	Our harbour and shoreline use	10/28/2016 2:59 PM
45	remote location but still accessible by land, air, water	10/28/2016 12:22 PM
46	Wild Pacific Trail - an easy trail with stunning views, huge benefit to town	10/28/2016 11:08 AM
47	Rugged landscapes	10/28/2016 9:33 AM
48	We are the end of the road. No through traffic.	10/28/2016 7:48 AM
49	Its recognition of diversity, not all the eggs in the tourism basket	10/28/2016 12:25 AM
50	Isolated, lost of families with young children, expensive to live here	10/27/2016 11:40 PM
51	friendly people	10/27/2016 11:21 PM
52	Geography - it's a small town at a world class destination	10/24/2016 3:09 PM
53	Pacific rim Natl Park, Remote	10/24/2016 1:49 PM

**Q3 What do you enjoy most about Ucluelet's parks?**

Answered: 62 Skipped: 0



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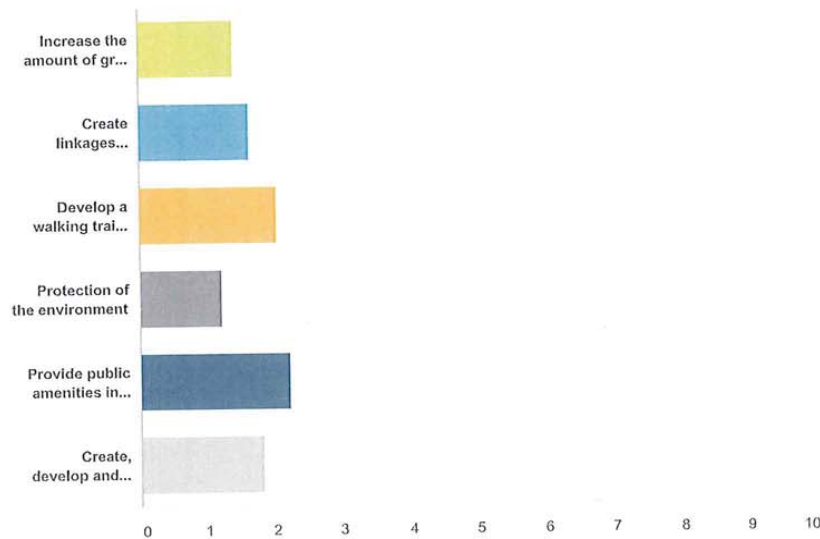
SurveyMonkey

Answer Choices	Responses
Nature, raw beauty	38.71% 24
Walking trails and paths	40.32% 25
Family fun activities	1.61% 1
Variety of recreational opportunities (biking, hiking, etc.)	12.90% 8
Playground equipment	1.61% 1
Other (please specify)	4.84% 3
<b>Total</b>	<b>62</b>

#	Other (please specify)	Date
1	Except for the one across from the RCMP I don't use them. Too open and sterile.	11/15/2016 7:14 PM
2	All of the above...great that there are both. The playground down by the aquarium needs to be improved.	11/14/2016 3:06 PM
3	our kids are now grown up. (no longer here)	11/2/2016 4:13 PM

**Q4 Please indicate the importance of the following OCP parks, trails and open space policies.**

Answered: 62 Skipped: 0



	Very Important	Somewhat Important	Neutral	Not Important	Don't Know	Total	Weighted Average
Increase the amount of green spaces protected within new developments	64.52% 40	32.26% 20	1.61% 1	1.61% 1	0.00% 0	62	1.40
Create linkages between green spaces within the District and to the outer side of the peninsula, including connection to the Wild Pacific Trail.	54.84% 34	33.87% 21	4.84% 3	6.45% 4	0.00% 0	62	1.63
Develop a walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane, and other parts of town.	32.79% 20	42.62% 26	14.75% 9	9.84% 6	0.00% 0	61	2.02

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Protection of the environment	80.00%	18.33%	1.67%	0.00%	0.00%		
	48	11	1	0	0	60	1.22
Provide public amenities in parks and along trails, which may include but are not limited to playgrounds, bike racks and covered seating areas.	27.42%	37.10%	24.19%	9.68%	1.61%		
	17	23	15	6	1	62	2.21
Create, develop and protect the Wild Pacific Trail (WPT) on the inlet side of the Peninsula and Hyphocus Island.	52.46%	22.95%	14.75%	9.84%	0.00%		
	32	14	9	6	0	61	1.82

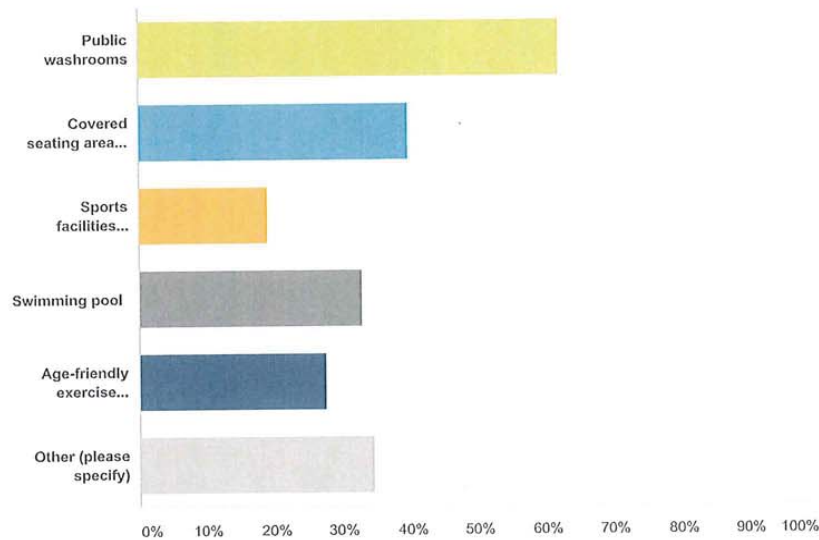
#	Are there any other actions or policies the District of Ucluelet should pursue to develop the parks and trails system?	Date
1	I think we have enough trails already, but if they can be used to protect water access and human focused (housing, industrial etc) development to provide wildlife corridors along the coastline and inner harbour, I would support an expanded trail system.	11/15/2016 7:14 PM
2	Keep a forested buffer along the trail so that it retains the wilderness feeling. And make sure that it doesn't get too crowded for people to enjoy it.	11/15/2016 4:25 PM
3	I think a focus on the boat basin and surrounding areas should be focused on	11/14/2016 7:11 PM
4	create more natural trails too - not just gravel; bike trails too	11/14/2016 4:01 PM
5	Perhaps a couple of garbage cans at exit points on WPT for garbage that has been washed up on the beaches such as plastic bottles and pieces of styrofoam.	11/14/2016 3:06 PM
6	create more sidewalks or paths	11/13/2016 12:34 PM
7	rather than lots of green space from the new developments have the option to take \$'s in lieu to put towards more significant green spaces.	11/11/2016 8:06 PM
8	Install fitness-related outdoor equipment and fitness circuits	11/10/2016 9:49 PM
9	Enforce the dog leash and cleanup policies	11/10/2016 8:06 PM
10	Push as far as possible the extension of the WPT towards the National Park boundary.	11/10/2016 6:29 PM
11	May have been mentioned. Tie a wooden walkway/docking from the Moorage to Waters edge, perhaps further west in the future.	11/10/2016 6:20 PM
12	Accessibility for wheel chairs and limited mobility people	11/10/2016 6:16 PM
13	I don't think so	11/10/2016 6:11 PM
14	Not expropriate private land	11/8/2016 8:30 PM
15	Do not ceate a gravel path on marine dr. build a proper sidewalk	11/2/2016 4:13 PM
16	expand Wild Pacific Trail towards Millstream	11/2/2016 10:01 AM
17	Do not allow business soliciting on the Wild Pacific Trail	10/31/2016 5:00 PM
18	a covered play area would be amazing for our rainy climate, as would exercise equipment for all ages	10/30/2016 11:29 PM
19	Better pedestrian routes through town, currently too dangerous for children & seniors especially. Start at Co-op intersection.	10/30/2016 3:13 PM
20	When Parks are under repair, That they get repaired and not shut down for months.	10/30/2016 10:17 AM
21	policy of a DEVELOPMENT PLAN required for all new developments!!!	10/29/2016 5:32 PM
22	Recycling bins in a few places around town, next to the municipal garbage cans. Create more historical pictorial stops around town (like the dug out canoe by the info centre)- possibly create a self guided interpretive walk from site to site	10/29/2016 4:41 PM
23	Protect and develop the WPT where it is now.	10/28/2016 11:08 AM
24	Do not over develop green parts of Ucluelet	10/28/2016 9:33 AM
25	Coexistence with wildlife, especially large carnivores	10/28/2016 8:47 AM
26	Re-aacivate the inner harbour trail system through the promenade, and Whiskey Landing, through Island West and the baor basin, inside the campgrounds through to Waters Edge, and beyond.	10/28/2016 12:25 AM
27	Ensure future deelopment doesn't occur within a set distance from the WPT. (Example - a buffer between the trail and new building.	10/27/2016 11:40 PM
28	Beautify Ucluelet - for what it is - it doesn't look like a world class destination - need better architectural controls for businesses etc.,	10/24/2016 3:09 PM

Q5 What facilities should be added to the

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**parks in the community?**

Answered: 58 Skipped: 4



Answer Choices	Responses
Public washrooms	62.07% 36
Covered seating areas and gathering spaces	39.66% 23
Sports facilities (basketball nets, volleyball court, fitness equipment)	18.97% 11
Swimming pool	32.76% 19
Age-friendly exercise equipment	27.59% 16
Other (please specify)	34.48% 20
<b>Total Respondents: 58</b>	

#	Other (please specify)	Date
1	We need more recreational opportunities that emphasize water use but that are cheap enough so everyone can afford them .and to send their kids. Sailing, snorkelling, diving, windsurfing, kiteboarding etc. Lets use the natural environment we have instead of spending millions suportng/ promoting sports that do not fit naturally into a warmer wetter climate	11/15/2016 7:14 PM
2	Bear-proof garbage receptacles & recycling receptacles	11/15/2016 4:25 PM
3	outdoor skating rink	11/14/2016 4:01 PM
4	I was thinking one of those outdoor gym facilities like you see at the beach in Parksville. I'd like to see it in a very piquesque spot like whiskey dock - although this spot wouldn't work you get the idea of what I'm thinking. A beautiful outdoor place to work out and central aobpeople want to use it.	11/14/2016 1:08 PM
5	Community gardens	11/14/2016 1:07 PM
6	activities geared to seniors	11/14/2016 2:59 AM
7	work with local businesses to provide more local activities ie: kayaking, surfing, paddle boarding, trail walking & guiding	11/13/2016 12:34 PM
8	avoid 'plastic' playground, go with nature based play equipment. Kids have the ability if we allow them to invent play with nature based items.	11/11/2016 8:06 PM
9	Horse shoe pitch	11/10/2016 6:16 PM



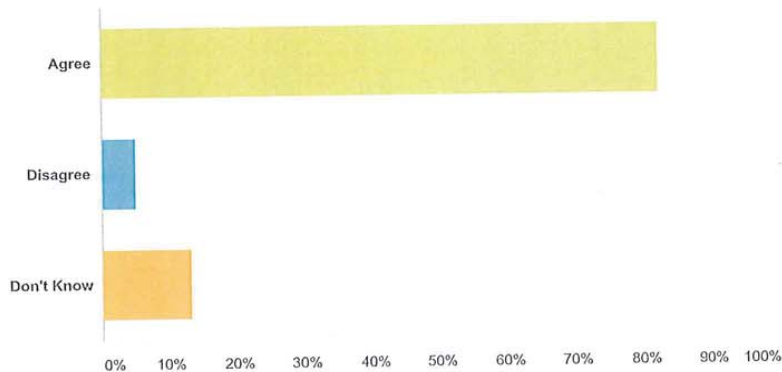
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10	Something for everyone and for all ages and abilities or disabilities	11/10/2016 6:11 PM
11	Nothing else, what we have is not used to the full potential	11/2/2016 4:13 PM
12	showers, gym	11/2/2016 10:01 AM
13	Swimming pool makes no sense -- we have one and the community is small	10/31/2016 5:00 PM
14	benches and bird,tree /plant species etc identification signs, such as are on the WPT	10/29/2016 5:32 PM
15	BBQ pit sites and fire pit sites along waterfront. Make Blackrock create s trail connection infront of Blackrock (	10/29/2016 4:41 PM
16	bike racks	10/28/2016 11:08 AM
17	Ice rink	10/28/2016 8:47 AM
18	A functional recreation building at Tugwell Field, addressing the need for an indoor facility for soccer (on rainy days and throughout the winter), hard sports oportunities (replacing the defunct Rec Hall) with change rooms and concession facilities to enable hosting soccer and baseball tournaments.	10/28/2016 12:25 AM
19	Water fountains in high use areas (Village Green), Swimming pool when feasible, a new recreation hall for programs like gymnastics	10/27/2016 11:40 PM
20	Don't need a multiplex just a decent pool to take the family	10/24/2016 3:09 PM

**Q6 The current OCP aims to "connect commercial areas to other parts of the District through multi-use pathways, sidewalks, and other transportation routes." Do you agree with this policy?**

Answered: 61 Skipped: 1



Answer Choices	Responses	
Agree	81.97%	50
Disagree	4.92%	3
Don't Know	13.11%	8
<b>Total</b>		<b>61</b>

#	Additional Comments	Date
1	New subdivisions (do we really need anymore?) should reflect their eality that we will all be driving electric and enclosed human powered vehicles in the very near future. Roads should be designed to facilitate the more vulnerable modes of transport to recognize this and encourage their use.	11/15/2016 7:14 PM

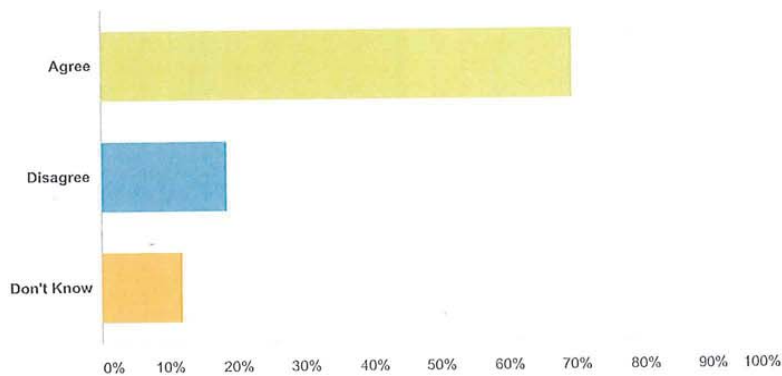
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2	Like the idea of having multi-use pathways that allow people to bike or walk wherever they want to go in town. We have bakeries in the Eco-industrial park that I like to visit by bike for example. It's also great to be able to walk part of the WPT and then loop back through town.	11/15/2016 4:25 PM
3	Must consider costs.	11/8/2016 8:30 PM
4	we already have sleet that do that, expand the sidewalks system(not gravel paths)	11/2/2016 4:13 PM
5	We need to be more bike friendly! This is a very difficult place to ride a bike...or teach children to ride bikes.	10/30/2016 11:29 PM
6	The core commercial area of Ucluelet should be intensified (main st/village square) creating more walkability.	10/29/2016 4:41 PM
7	Access to already developed areas makes the most sense	10/28/2016 9:33 AM
8	Likley, but needs to be done in a way that keeps interactions with large carnivores in mind.	10/28/2016 8:47 AM

**Q7 The 'Village Square' are those lands within approximately a five minute walk or 400 metre radius of Main Street and Peninsula Road. The current OCP commercial policy is to "support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs." Do you agree with this policy?**

Answered: 59 Skipped: 3



Answer Choices	Responses	
Agree	69.49%	41
Disagree	18.64%	11
Don't Know	11.86%	7
<b>Total</b>		<b>59</b>

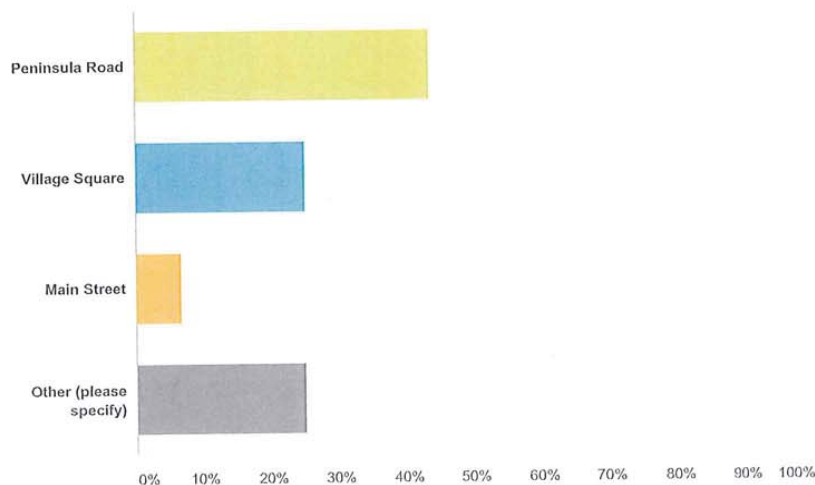
#	Additional Comments	Date
1	A downtown core is vital, but we should create the diversity that allows people to quickly access stores for basics without having to drive so much. We should also be careful not to destroy existing housing and neighbourhoods in pursuit of some planning "ideal"	11/15/2016 7:14 PM

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2	It is great to have a vibrant Village Square but there are also other locations in town for commercial and retail - i.e., along Peninsula and up Forbes Rd.	11/15/2016 4:25 PM
3	need to develop into more than a two-street town	11/14/2016 4:01 PM
4	I feel the district is forcing commercial spaces in houses or areas not suited for them and taking precious residential homes out of the market.	11/14/2016 1:11 PM
5	would like to see more affordable development to attract businesses	11/13/2016 12:34 PM
6	There should be accomodation made for some residential units within the Village Square	11/11/2016 2:48 PM
7	There is a significant lack of diversity in types of shopping experiences in the downtown core, such as quality clothing or outdoor equipment	11/10/2016 9:49 PM
8	The Fish Plants predate development and needs protection.	11/8/2016 8:30 PM
9	more foodtrucks and businesses	11/2/2016 10:01 AM
10	since the OCP in 1998 this has not happened as there was no incentives from council to encourage growth such as tax breaks. This was an important part of the 1998 OCP to make this growth happen	10/31/2016 8:53 AM
11	What is a hierarchy of commercial uses? I avoid that area because I don't want to go through the dangerous intersection.	10/30/2016 11:29 PM
12	Ignoring the Peninsula Road commercial corridor is inappropriate and disrespectful to existing businesses which have contributed so much to our communities. Develop both.	10/30/2016 3:13 PM
13	Impossible to meet the "full range of residents' and visitors"	10/28/2016 2:59 PM
14	However, current residents in the area should not be forced to make their residential homes commercial	10/28/2016 11:08 AM
15	Zoning within the village square needs to be revised.	10/28/2016 7:48 AM
16	The Village Square is one of the main areas but many business are have shifted towards the exit of town and Forbes Road (Howlers, Solidarity etc). This should be explored and if there are several clusters of shops then that needs to be addressed in the OCP. The focus cannot be on Village Square only.	10/27/2016 11:40 PM

**Q8 Where should future commercial development be concentrated?**

Answered: 60 Skipped: 2



Answer Choices	Responses	Count
Peninsula Road	43.33%	26
Village Square	25.00%	15

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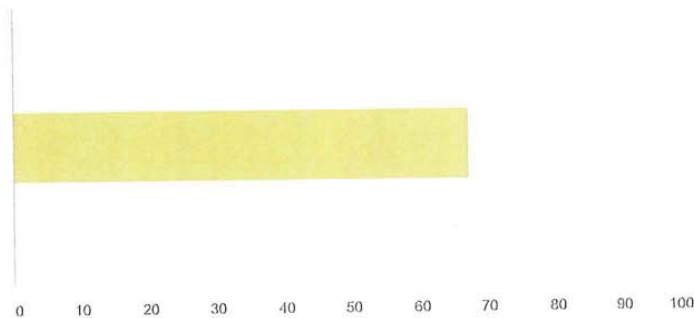
SurveyMonkey

Main Street	6.67%	4
Other (please specify)	25.00%	15
<b>Total</b>		<b>60</b>

#	Other (please specify)	Date
1	We need some predictions of potential growth expected - or allowed and a vision of what that might be. An open ended question like this suggests we are just going to respond rather than direct or control, and without some indication of growths we are expecting this question is very difficult to answer. How much is enough....this question is becoming more and more a point of discussion as we reach the limits of sustainable communities.	11/15/2016 7:14 PM
2	Commercial development along Peninsula Rd, Main Street and Forbes Street are all fine. I don't agree with expanding the commercial area to radiate out from the Village Square. I think it's ideal to have the mix of residential and commercial.	11/15/2016 4:25 PM
3	closer to the new public parking by the RCMP station	11/15/2016 11:34 AM
4	by the lighthouse and big beach too (e.g. cafe)	11/14/2016 4:01 PM
5	It should depend on the commercial business, and the size of the proposed business.	11/11/2016 8:06 PM
6	Along the harbour	11/11/2016 2:48 PM
7	Eber road	11/2/2016 4:13 PM
8	Village Square but also Peninsula	11/2/2016 10:01 AM
9	village square and Peninsula Rd	10/31/2016 8:53 AM
10	Both Village Square & Peninsula Road	10/30/2016 3:13 PM
11	We need to be mindful of other areas within the district so there are other areas to explore. Supporting small local business who showcase who we are. I think it is important to include and respect our First Nations culture.	10/29/2016 11:23 PM
12	It should concentrate in the village square and main st and be discouraged along peninsula. Main St should be made into a one way street going downhill towards the water and connecting to Bay St. The road in front of the district office and between the ocean/aquarium should be decommissioned and turned into green space for picnicking, concerts, markets, festivities, outdoor movies etc.	10/29/2016 4:41 PM
13	Village Square the immediate surrounding area - to build up a clear "town centre" and focus of activities.	10/28/2016 7:48 PM
14	Peninsula rd. from COOP towards the Welcome to Ucluelet sign, keeping school area and on as mainly residential	10/28/2016 11:08 AM
15	Commercial development will be spread out - Peninsula, Village Square, Main Street, Forbes Road.	10/27/2016 11:40 PM

**Q9 Please rate the importance of industry in Ucluelet.**

Answered: 61 Skipped: 1



Answer Choices	Average Number	Total Number	Responses
	67	4,096	61
Total Respondents: 61			

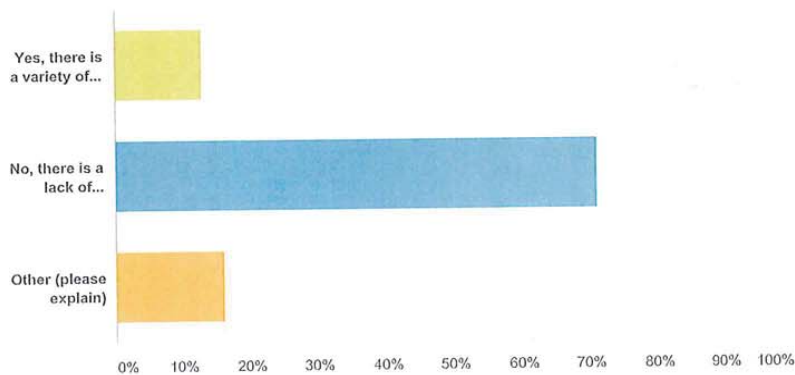
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#		Date
1	50	11/15/2016 7:14 PM
2	100	11/15/2016 4:25 PM
3	75	11/15/2016 11:34 AM
4	69	11/15/2016 12:14 AM
5	92	11/14/2016 7:11 PM
6	33	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	84	11/14/2016 1:08 PM
10	62	11/14/2016 1:07 PM
11	60	11/14/2016 9:30 AM
12	2	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	62	11/13/2016 8:20 AM
15	30	11/12/2016 8:06 AM
16	64	11/11/2016 8:06 PM
17	71	11/11/2016 4:06 PM
18	84	11/11/2016 2:48 PM
19	50	11/11/2016 4:05 AM
20	45	11/10/2016 9:49 PM
21	85	11/10/2016 8:06 PM
22	79	11/10/2016 7:17 PM
23	33	11/10/2016 6:29 PM
24	50	11/10/2016 6:20 PM
25	52	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	100	11/8/2016 8:30 PM
28	75	11/7/2016 9:31 AM
29	56	11/2/2016 5:28 PM
30	100	11/2/2016 4:13 PM
31	88	11/2/2016 10:01 AM
32	2	10/31/2016 5:44 PM
33	48	10/31/2016 5:00 PM
34	100	10/31/2016 9:43 AM
35	60	10/31/2016 8:53 AM
36	71	10/30/2016 11:29 PM
37	90	10/30/2016 3:13 PM
38	100	10/30/2016 10:35 AM
39	51	10/30/2016 10:24 AM
40	100	10/30/2016 10:17 AM
41	50	10/30/2016 9:03 AM
42	74	10/30/2016 7:19 AM
43	90	10/30/2016 6:53 AM

44	1	10/29/2016 11:23 PM
45	45	10/29/2016 5:32 PM
46	63	10/29/2016 4:41 PM
47	100	10/29/2016 4:23 PM
48	56	10/29/2016 11:52 AM
49	60	10/28/2016 9:32 PM
50	86	10/28/2016 7:48 PM
51	39	10/28/2016 2:59 PM
52	100	10/28/2016 12:22 PM
53	75	10/28/2016 11:08 AM
54	40	10/28/2016 9:33 AM
55	60	10/28/2016 8:47 AM
56	75	10/28/2016 7:48 AM
57	100	10/28/2016 12:25 AM
58	80	10/27/2016 11:40 PM
59	43	10/27/2016 11:21 PM
60	74	10/24/2016 3:09 PM
61	62	10/24/2016 1:49 PM

**Q10 Ucluelet's current OCP details a comprehensive strategy for affordable housing. Do you feel the community offers a variety of affordable housing options?**

Answered: 62 Skipped: 0



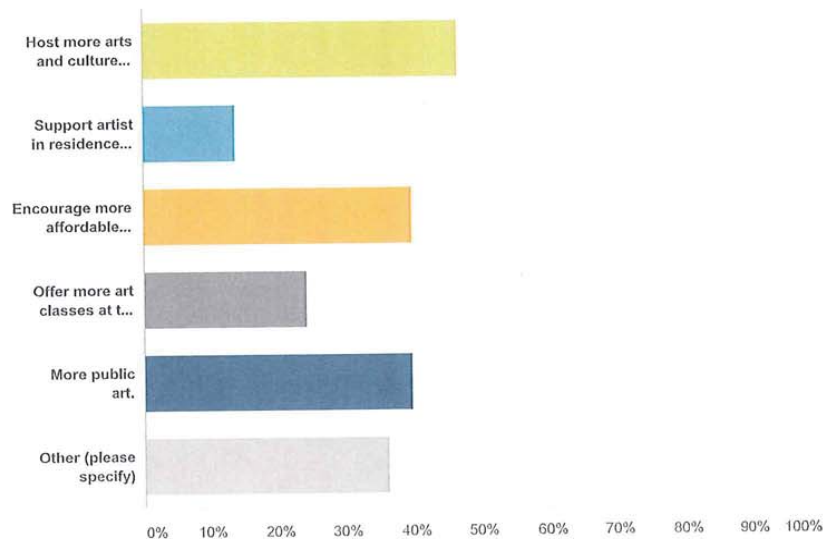
Answer Choices	Responses
Yes, there is a variety of affordable housing options	12.90% 8
No, there is a lack of affordable housing in the community	70.97% 44
Other (please explain)	16.13% 10
Total	62

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#	Other (please explain)	Date
1	You need to provide some detail about what the community provides and the issues around this. Many of these questions are ones of "feeling" rather than knowledge and most people just don't know because they are not looking for housing right now. What do you mean by affordable? So young people can get started here and be able to stay in their community, or that a family with two people working can afford one or just one person working....etc.?? All housing should be "affordable". I think we need to start the discussion about marketplace based housing prices or we get into a situation where we are subsidizing housing for anyone who can't afford the inflated prices. That is not a sustainable community unless you are willing to increase taxes to pay for it. We already have non-affordable food prices (in the order of 30%), but wages are not 30% higher than elsewhere. If we don't address these questions in the open, we will become a community of financially wealthy transients, which is not a community of families.	11/15/2016 7:14 PM
2	don't know	11/11/2016 8:06 PM
3	Generally, yes, but there needs to be specific provision of cheap housing for summer staff of restaurants and tourism facilities.	11/10/2016 6:29 PM
4	it is not councils role to provide housing	11/2/2016 4:13 PM
5	Affordable housing is important but needs good supervision to insure housing is well maintained and bylaws are enforced.	10/31/2016 5:00 PM
6	define affordable	10/31/2016 10:46 AM
7	Illegal nightly rentals taking away affordable housing options. Bylaw needs to enforce the bylaws	10/31/2016 9:43 AM
8	the affordable housing model failed in Ucluelet. Realistically when you look around the island our housing options are not overly expensive but we lack rental accommodation	10/31/2016 8:53 AM
9	While we have diversity in our housing stock, there is limited availability	10/30/2016 11:29 PM
10	I would like to explore the concept of "senior co-housing" in Ucluelet	10/29/2016 11:52 AM

**Q11 How can the District of Ucluelet further support the arts and culture?**

Answered: 58 Skipped: 4



Answer Choices	Responses
Host more arts and culture events.	46.55% 27
Support artist in residence programs.	13.79% 8
Encourage more affordable housing.	39.66% 23

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Offer more art classes at the community centre.	24.14%	14
More public art.	39.66%	23
Other (please specify)	36.21%	21
<b>Total Respondents: 58</b>		

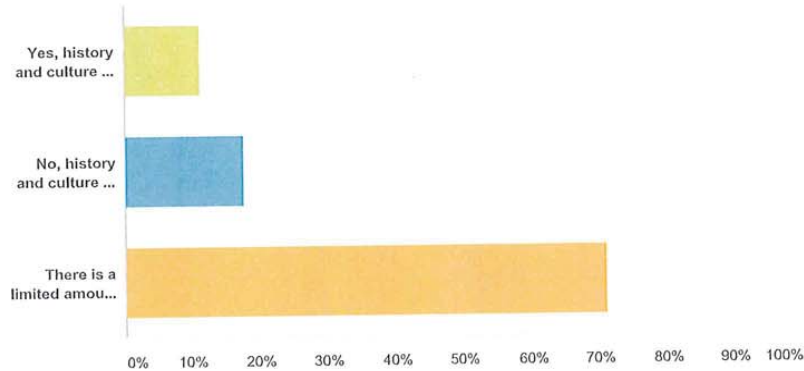
#	Other (please specify)	Date
1	Which culture? A culture of tourism? recreation?environmental awareness and associated action?....do we even know what our culture is?	11/15/2016 7:14 PM
2	Offer more art and support more arts and culture events but I think the District does a pretty good job! Yay for Marla Thirsk & Barbara Schramm!!!	11/15/2016 4:25 PM
3	beautify the city; artists grants & commissions	11/14/2016 4:01 PM
4	Perhaps develop an area with a row of artist studios where they could work, live, sell their art, attract tourists but it would have to be affordable for the artists you are trying to attract.	11/14/2016 3:06 PM
5	Fix the sound issues in the community centre	11/14/2016 1:11 PM
6	All of the above may come at a cost, until the cost of the proposed programs are known it would be difficult to support any of the programs at this time.	11/11/2016 8:06 PM
7	There's enough support to the arts as it is, they are no different than any other industry	11/10/2016 9:49 PM
8	Work in conjunction with local arts groups, notable Pacific Rim Arts Society....do not set. up new and therefore additionally costly structures.	11/10/2016 6:29 PM
9	Any or all of the above	11/10/2016 6:11 PM
10	More funding for historical society	11/8/2016 8:30 PM
11	we have provided a brand new facility, which can be used for this purpose	11/2/2016 4:13 PM
12	I think there is sufficient support	10/31/2016 5:00 PM
13	allow the arts to develop without government interference	10/31/2016 10:46 AM
14	support a theater with the museum at the lighthouse site	10/31/2016 8:53 AM
15	support local arts and culture organizations through partnerships	10/30/2016 11:29 PM
16	Work with cultural promoters to develop an attractive location & policies for private sector cultural events.	10/30/2016 3:13 PM
17	Partner with PRAS and offer grant \$\$ for youth and art initiatives and new and continual cultural events	10/29/2016 4:41 PM
18	The arts seem to be well represented at this time, perhaps time to focus on other industry?	10/28/2016 11:08 AM
19	Build an arts centre, as in Banff	10/28/2016 8:47 AM
20	Let it devvelop on its own - this is for people to create, not government to experimet with.	10/28/2016 12:25 AM
21	Perhaps and Arts and Culture committee is needed to steer this if residents want more arts and culture in Ucluelet. PRAS?	10/27/2016 11:40 PM

**Q12 Is the history and culture of Ucluelet showcased throughout the community?**

Answered: 62 Skipped: 0



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Answer Choices	Responses
Yes, history and culture is showcased and easily observed	11.29% 7
No, history and culture is not easily observed	17.74% 11
There is a limited amount of history and culture present, but it needs some work.	70.97% 44
<b>Total</b>	<b>62</b>

**Q13 Do you have any suggestions about how the history of Ucluelet could be celebrated further?**

Answered: 32 Skipped: 30

#	Responses	Date
1	Museum and establish heritage sites. Paths should showcase these things. Don't be afraid to "celebrate" our historical stupidity in allowing fishing and logging over-harvesting to remove our "culture" from the community.	11/15/2016 7:14 PM
2	Talks and walks supported by the District & the Wild Pacific Trail are awesome. Do more of these! And a virtual museum on line would be excellent!	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	More information about it's history would be nice.	11/15/2016 12:14 AM
5	Dedicated historical building or area	11/14/2016 7:11 PM
6	create a museum	11/14/2016 4:01 PM
7	A cultural museum shared with the first nations people.	11/14/2016 3:06 PM
8	Would like more info about Kimoto's and Japanese at the park at the bottom of Kimoto dr.	11/14/2016 1:08 PM
9	More information provided at village square & info centres	11/12/2016 8:06 AM
10	Having a small gallery to show old photographs, walking tours for historical landmarks, and/or assorted signage around town	11/10/2016 9:49 PM
11	Museum	11/10/2016 8:06 PM
12	Open the museum, long talked about.	11/10/2016 6:29 PM
13	First Nations museum. Fishing and logging history	11/10/2016 6:16 PM
14	The Fishing Industry needs profiling.	11/8/2016 8:30 PM
15	encourage the historical society to come up with suggestions	11/2/2016 4:13 PM
16	Educational signage.	10/31/2016 5:00 PM
17	Just maintain and assist the theme of the town	10/31/2016 9:43 AM

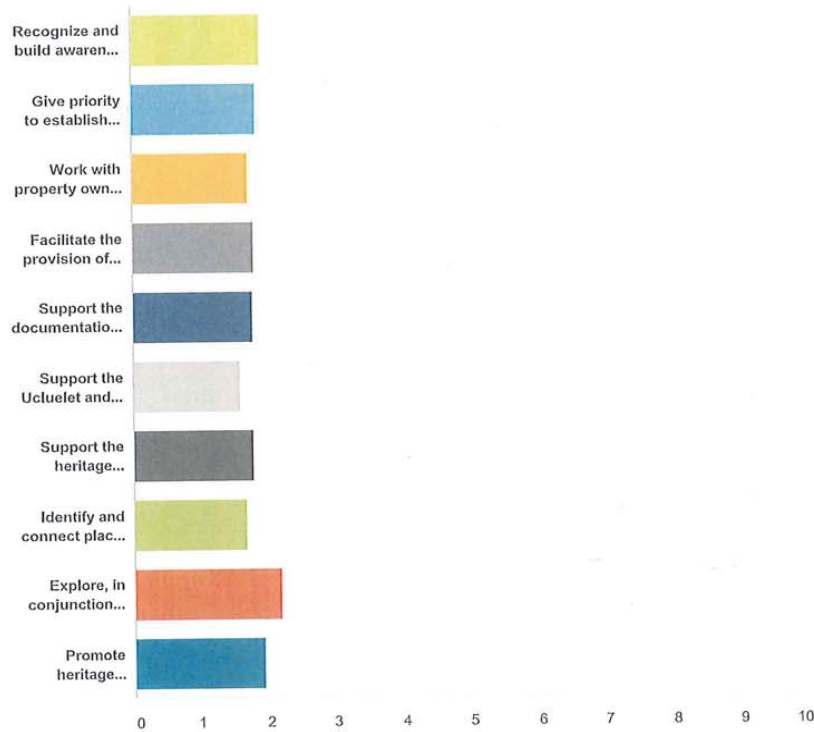
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18	build the Museum	10/31/2016 8:53 AM
19	the public art has been a great improvement, how can we showcase some of the archives? is there a place where the Historical Society could have an exhibit?	10/30/2016 11:29 PM
20	Museum, walking path signage.	10/30/2016 3:13 PM
21	Signage in various spots in town.	10/30/2016 10:17 AM
22	museum	10/30/2016 9:03 AM
23	the proposed "museum" at amphitrite	10/30/2016 6:53 AM
24	Include more First Nations history	10/29/2016 5:32 PM
25	Create more historical picture boards at points of interest throughout town, like the dug out canoe- create a self guided walking tour with a pamphlet detailing points of interest and their signifigsnce	10/29/2016 4:41 PM
26	Map/walking tour of historical locations. Museum.	10/29/2016 4:23 PM
27	This is not a very important thing for me.	10/28/2016 11:08 AM
28	Interpretive signage, or history walk with signage, educational tours on the WPT	10/28/2016 9:33 AM
29	Get the Coast Guard House debacle finalised, and let the Historical Society have a chance to make it work.	10/28/2016 12:25 AM
30	History museum or pop-up museum (Historical Society)	10/27/2016 11:40 PM
31	museum - more signage honoring past ie Little beach is an ancient burial ground,	10/27/2016 11:21 PM
32	We don't have a museum - most small towns have some sort of space to learn local history.	10/24/2016 3:09 PM

**Q14 Of the policies below, which do you believe the District of Ucluelet should focus on in the next 5-10 years? Please rate each policy with a priority level.**

Answered: 62 Skipped: 0

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	High Priority	Medium Priority	Low Priority	Don't Know	Total	Weighted Average
Recognize and build awareness of heritage sites (natural and cultural) through street markers, plaques or story boards	28.33% 17	53.33% 32	18.33% 11	0.00% 0	60	1.90
Give priority to establish a First Nation and District of Ucluelet working group to consider heritage and cultural matters, including the use of traditional names of areas of significance to First Nations.	38.71% 24	40.32% 25	19.35% 12	1.61% 1	62	1.84
Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.	47.54% 29	32.79% 20	19.67% 12	0.00% 0	61	1.72
Facilitate the provision of gathering spaces in all parts of the community, with particular emphasis on the Village Square and the Community Centre.	34.43% 21	52.46% 32	13.11% 8	0.00% 0	61	1.79
Support the documentation of heritage places, buildings, artifacts and landscapes in the community	36.67% 22	51.67% 31	10.00% 6	1.67% 1	60	1.77
Support the Ucluelet and Area Historical Society in planning a future museum near the Amphirite Lighthouse site	51.61% 32	38.71% 24	9.68% 6	0.00% 0	62	1.58
Support the heritage preservation and the proper stewardship of District-owned heritage resources	32.79% 20	57.38% 35	9.84% 6	0.00% 0	61	1.77
Identify and connect places of historical significance on the proposed Ucluelet walking trail tour	44.26% 27	45.90% 28	9.84% 6	0.00% 0	61	1.66
Explore, in conjunction with senior levels of government, the potential for a heritage incentives program. This could include zoning relaxations and Heritage Revitalization Agreements	25.81% 16	40.32% 25	24.19% 15	9.68% 6	62	2.18
Promote heritage conservation as an economic development and community revitalization tool	36.07% 22	42.62% 26	13.11% 8	8.20% 5	61	1.93

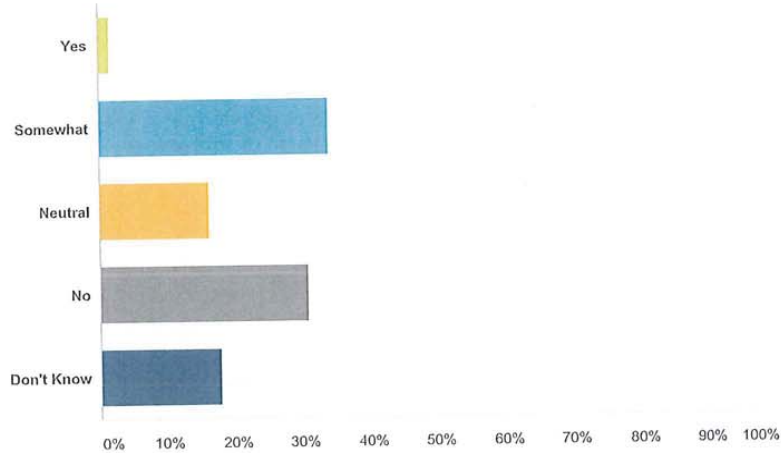
Q15 The Ucluelet OCP has a goal of

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**creating "a framework for a safe and efficient transportation system for the movement of people and goods within the District". Do you feel that the District of Ucluelet is achieving this goal?**

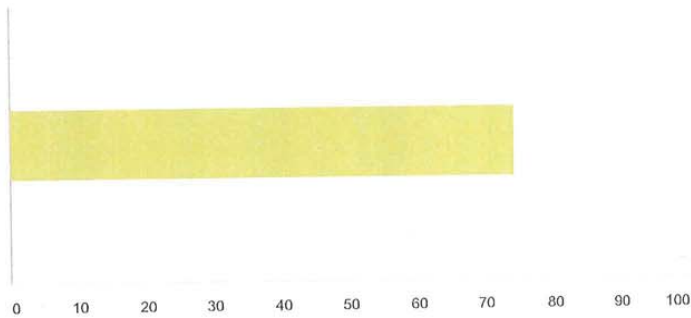
Answered: 62 Skipped: 0



Answer Choices	Responses
Yes	1.61% 1
Somewhat	33.87% 21
Neutral	16.13% 10
No	30.65% 19
Don't Know	17.74% 11
<b>Total</b>	<b>62</b>

**Q16 On the sliding scale below, with 0 being not at all and 10 being a strong yes, do you think the District of Ucluelet should focus on improving the pedestrian and vehicular experience along the Peninsula Road commercial corridor?**

Answered: 62 Skipped: 0



Answer Choices	Average Number	Total Number	Responses
	74	4,606	62
<b>Total Respondents: 62</b>			

#		Date
1	55	11/15/2016 7:14 PM
2	75	11/15/2016 4:25 PM
3	99	11/15/2016 11:34 AM
4	7	11/15/2016 12:14 AM
5	78	11/14/2016 7:11 PM
6	100	11/14/2016 4:01 PM
7	50	11/14/2016 3:06 PM
8	100	11/14/2016 1:11 PM
9	59	11/14/2016 1:08 PM
10	86	11/14/2016 1:07 PM
11	50	11/14/2016 9:30 AM
12	100	11/14/2016 2:59 AM
13	100	11/13/2016 12:34 PM
14	95	11/13/2016 8:20 AM
15	100	11/12/2016 8:06 AM
16	79	11/11/2016 8:06 PM
17	92	11/11/2016 4:06 PM
18	100	11/11/2016 2:48 PM
19	5	11/11/2016 4:05 AM
20	65	11/10/2016 9:49 PM
21	50	11/10/2016 8:06 PM
22	16	11/10/2016 7:17 PM
23	37	11/10/2016 6:29 PM
24	80	11/10/2016 6:20 PM
25	69	11/10/2016 6:16 PM
26	100	11/10/2016 6:11 PM
27	32	11/8/2016 8:30 PM
28	100	11/7/2016 9:31 AM

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SurveyMonkey

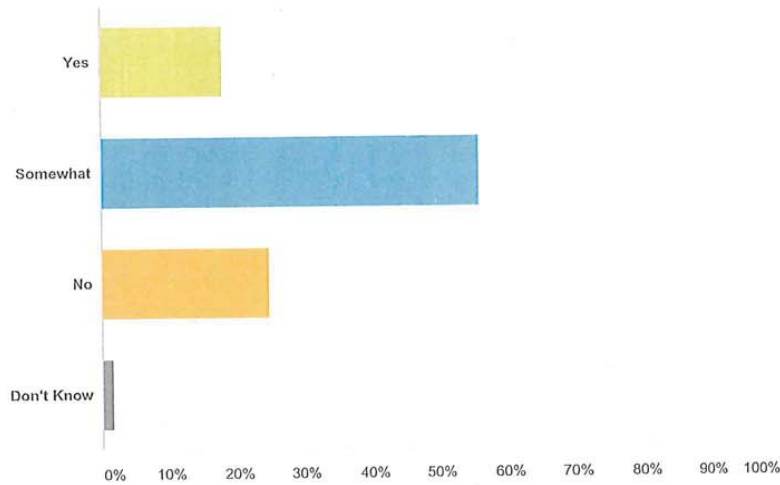
29	83
30	97
31	90
32	2
33	84
34	28
35	100
36	85
37	99
38	100
39	50
40	50
41	100
42	100
43	99
44	100
45	100
46	4
47	100
48	64
49	53
50	76
51	70
52	96
53	50
54	86
55	65
56	60
57	99
58	50
59	87
60	100
61	100
62	100

11/2/2016 5:28 PM
11/2/2016 4:13 PM
11/2/2016 10:01 AM
10/31/2016 5:44 PM
10/31/2016 5:00 PM
10/31/2016 10:46 AM
10/31/2016 9:43 AM
10/31/2016 8:53 AM
10/30/2016 11:29 PM
10/30/2016 3:13 PM
10/30/2016 10:35 AM
10/30/2016 10:24 AM
10/30/2016 10:17 AM
10/30/2016 9:03 AM
10/30/2016 7:19 AM
10/30/2016 6:53 AM
10/29/2016 11:23 PM
10/29/2016 5:32 PM
10/29/2016 4:41 PM
10/29/2016 4:23 PM
10/29/2016 11:52 AM
10/28/2016 9:32 PM
10/28/2016 7:48 PM
10/28/2016 2:59 PM
10/28/2016 12:22 PM
10/28/2016 11:08 AM
10/28/2016 9:33 AM
10/28/2016 8:47 AM
10/28/2016 7:48 AM
10/28/2016 12:25 AM
10/27/2016 11:40 PM
10/27/2016 11:21 PM
10/24/2016 3:09 PM
10/24/2016 1:49 PM

**Q17 Do you think that the District of Ucluelet is a compact community that is walkable, vibrant and attractive as a place to live, work and play without the need for a car?**

Answered: 61 Skipped: 1

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Answer Choices	Responses
Yes	18.03% 11
Somewhat	55.74% 34
No	24.59% 15
Don't Know	1.64% 1
<b>Total</b>	<b>61</b>

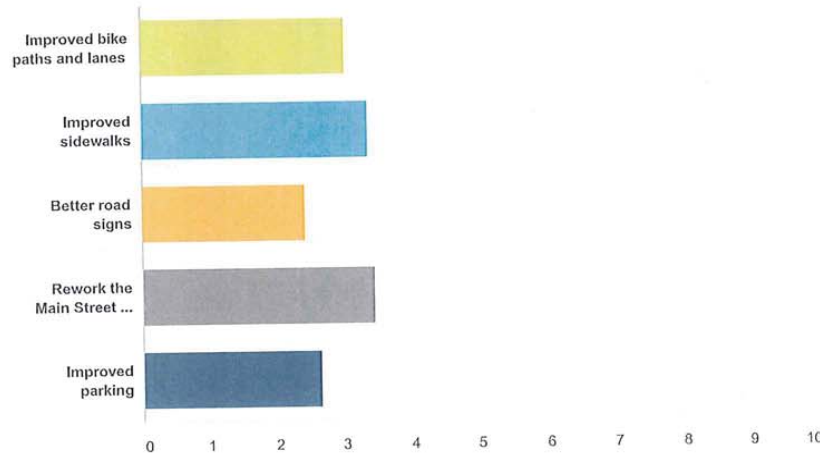
#	Additional Comments	Date
1	It is becoming less so as it sprawls. getting from outlying areas to the only food store, post office etc. is not practical without a car now. Ned to provide wide enough bike lanes for enclosed three wheel human powered vehicles to feel safe_ probably half again as wide as what a normal bicycle takes. Wintertime riding here is out of the question for the average person without a cover and "cover" means at least three wheels. It is getting to far to walk within a reasonable time from many areas - especially in the rain (working living and playing - i.e. not touringist).	11/15/2016 7:14 PM
2	I love walking to the Community Centre via the trails between St. Jacque's and Rainforest Lane. This sort of thing should be continued as new areas develop.	11/15/2016 4:25 PM
3	Too many residential roads are deteriorating (the edges are crumbling away), not enough side walks, current sidewalks are basically rivers during rain storms so have to walk on the road to try to avoid the rushing water	11/15/2016 11:34 AM
4	Much more so than tofino!	11/14/2016 7:11 PM
5	I remember driving into Ucluelet as a tourist and seeing it a long street of mismatched building without a heart...except for Coop of course. It was actually the aquarium that succeeded in drawing us down to the core of the village and I found it to be a very pleasant area to be able to walk out onto the dock and into some of the shops. It is also a great place for the town to gather together in celebration and fun. Now that we're living here my husband and I really enjoy walking about the town.	11/14/2016 3:06 PM
6	More pedestrian crosswalks are needed and the traffic issues in the corner of Main and Peninsula need to be addressed.	11/14/2016 1:11 PM
7	It a compact community but i feel the walk along the Peninsula Road could use some boulevard work(trees, planters, sidewalks, lighting) to make it a more user friendly experience.	11/11/2016 8:06 PM
8	there is a need to tidy up the sidewalks and make them safer for all, especially seniors	11/11/2016 4:06 PM
9	By it's geographical size, it is very walkable, but there needs to be more effort in creating dry and stable paths and shortcuts through and around town	11/10/2016 9:49 PM
10	Not for those beyond, say, Little Beach.	11/7/2016 9:31 AM
11	yes, hoever this is a loaded question, we need our cars,(it rains here in the winter)	11/2/2016 4:13 PM

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12	Need a vehicle even to go to the National Park	11/2/2016 10:01 AM
13	Need to create a theme especially along peninsula Rd and clean up the beginning. Gas station tires mounded beat up cars. We need seating along road side for visitors and the elderly. The lack of benches is no good need the strip between the old number one market to the coop grocery store to offer benches and seating areas. The lot between native building and princess needs to become a green area for families picnic tables and perhaps a historical artifact etc with maps talking about the area. Right now it's an eye sore make shift parking lot.	10/31/2016 9:43 AM
14	the distances are small, but it isn't bike-able because of parking on the shoulder and narrow roads. Plus there are minimal bike racks around town.	10/30/2016 11:29 PM
15	Nature of the community -its spread out and hilly	10/30/2016 10:35 AM
16	Main routes need sidewalks.	10/30/2016 10:17 AM
17	There are no functioning cross walks, anyone with limited mobility cannot get around in Ucluelet. Sidewalks end at random and cars are not encouraged to slow down near the city centre	10/29/2016 4:41 PM
18	A walking/bike path all the way to the light-house would be great to facilitate this	10/28/2016 11:08 AM
19	It is walkable but the fall/winter/rain makes that walking challenging. More sidewalks are needed, shelters along the main corridors would be nice	10/27/2016 11:40 PM

**Q18 Please rank the following road-related options in order of importance.**

Answered: 61 Skipped: 1



	1	2	3	4	5	Total	Score
Improved bike paths and lanes	17.65% 9	25.49% 13	19.61% 10	13.73% 7	23.53% 12	51	3.00
Improved sidewalks	25.00% 13	23.08% 12	25.00% 13	13.46% 7	13.46% 7	52	3.33
Better road signs	8.16% 4	12.24% 6	16.33% 8	38.78% 19	24.49% 12	49	2.41
Rework the Main Street and Peninsula Avenue intersection	35.85% 19	15.09% 8	18.87% 10	16.98% 9	13.21% 7	53	3.43
Improved parking	14.04% 8	19.30% 11	17.54% 10	14.04% 8	35.09% 20	57	2.63

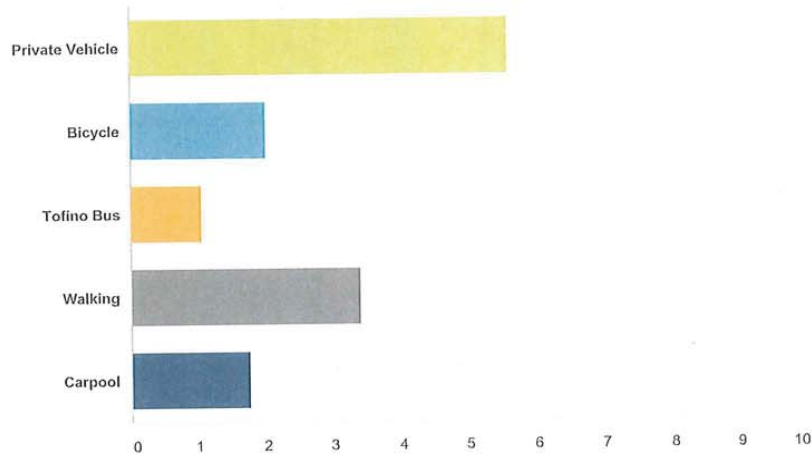
**Q19 Roughly, what percentage of time do you use each of the following methods of**



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transportation to get around Ucluelet?

Answered: 62 Skipped: 0

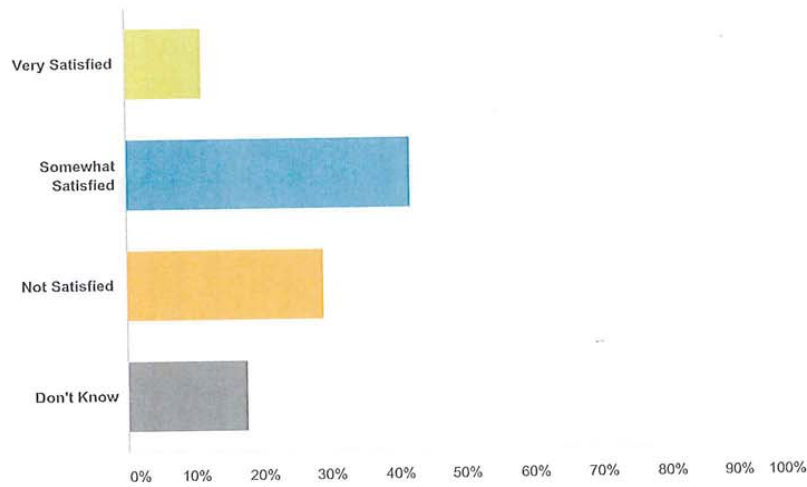


	Never	Less than 10% of the time	10% - 25% of the time	26% - 50% of the time	51% - 75% of the time	75% - 90% of the time	More than 90% of the time	This is my only method of transportation	Total	Weighted Average
Private Vehicle	1.64% 1	6.56% 4	6.56% 4	3.28% 2	19.67% 12	24.59% 15	31.15% 19	6.56% 4	61	5.57
Bicycle	36.36% 20	41.82% 23	12.73% 7	7.27% 4	0.00% 0	0.00% 0	1.82% 1	0.00% 0	55	2.00
Tofino Bus	95.00% 19	5.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20	1.05
Walking	3.28% 2	27.87% 17	32.79% 20	19.67% 12	3.28% 2	6.56% 4	6.56% 4	0.00% 0	61	3.38
Carpool	45.10% 23	43.14% 22	7.84% 4	0.00% 0	1.96% 1	1.96% 1	0.00% 0	0.00% 0	51	1.76

Q20 Are you satisfied with the District of Ucluelet's bike infrastructure including bike paths, bike lanes and bike parking facilities?

Answered: 62 Skipped: 0

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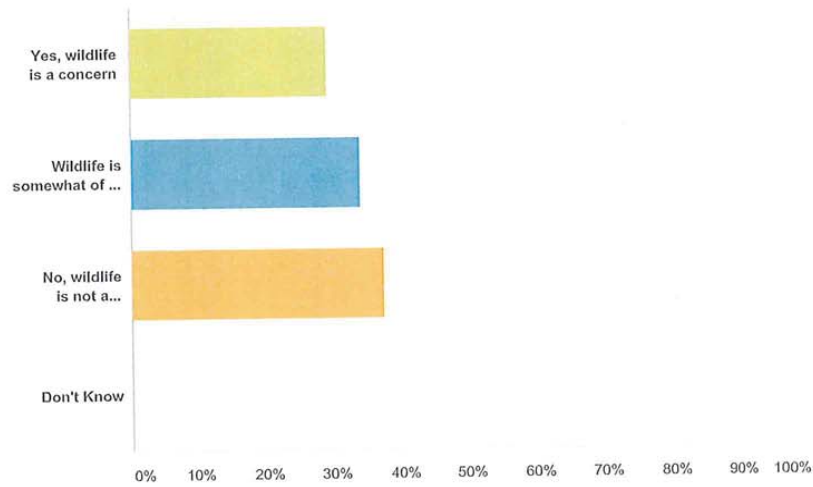
Answer Choices	Responses
Very Satisfied	11.29% 7
Somewhat Satisfied	41.94% 26
Not Satisfied	29.03% 18
Don't Know	17.74% 11
<b>Total</b>	<b>62</b>

#	Additional Comments	Date
1	There are none that I know of. Need more bike racks/parking. Need designated bike paths - especially along Peninsula in summer. Need bike lane out to light house area	11/15/2016 7:14 PM
2	I manage but I notice the roads aren't safe for kids; bike riding needs to be encouraged and made easy	11/14/2016 4:01 PM
3	I don't bike at all, but that might be because there are no delineated bike lanes on roads here, no bikes allowed on trails, and very few bike accessories like racks and covered areas	11/10/2016 9:49 PM
4	could be better and I suggest bike lockers at park walking trails and in the core downtown area to reduce thefts	11/10/2016 6:11 PM
5	stop signs on Peninsula	11/2/2016 10:01 AM
6	The mix of surfaces, gravel and paved, also makes biking difficult especially for kids. Curious to see how the new sidewalk on Marine Drive works for or against bikes. It is very difficult to see when the sun is low on that part of the road and pedestrians are obscured by the light. Keep them safe!	10/30/2016 11:29 PM
7	not a biker	10/30/2016 10:35 AM
8	would be nice to extend the bike path toward Tofino	10/30/2016 6:53 AM
9	safe biking along peninsula needs to be improved	10/29/2016 7:48 AM
10	Bikes need designated areas to ride. NOT on the Wild Pacific Trail	10/27/2016 11:40 PM
11	There is no place to take the kids for a bike ride! No biking is not good in Ucluelet - we need a better infrastructure	10/24/2016 3:09 PM

**Q21 Is wildlife in the community a concern to you?**

Answered: 62 Skipped: 0

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Answer Choices	Responses	Count
Yes, wildlife is a concern	29.03%	18
Wildlife is somewhat of a concern	33.87%	21
No, wildlife is not a concern.	37.10%	23
Don't Know	0.00%	0
<b>Total</b>		<b>62</b>

**Q22 What preventative measures, or improvements, can you suggest to decrease human-wildlife conflicts?**

Answered: 47 Skipped: 15

#	Responses	Date
1	Strictly enforce garbage by-laws. Haze deer out of town to discourage wolves and cougars from coming into town (they are potentially threatening to children). Educate people about the dangers of feeding and 'taming' wildlife.	11/15/2016 7:14 PM
2	Do more education and enforce garbage bylaws	11/15/2016 4:25 PM
3	Discourage storage of garbage outside,	11/15/2016 11:34 AM
4	Not sure. We all need to be animal smart.	11/15/2016 12:14 AM
5	Reduce dumpsters in strata and apartment buildings	11/14/2016 7:11 PM
6	more awareness for people to take responsibility of living in a wild-life area and not a city	11/14/2016 4:01 PM
7	Stiff fines for those who leave the garbage accessible. Educating the public...both locals and tourists.	11/14/2016 3:06 PM
8	Cull the deer	11/14/2016 1:11 PM
9	Bear aware programs, educate the people so we have to intervene with wild animals less	11/14/2016 1:07 PM
10	Education and bylaw enforcement.	11/14/2016 9:30 AM
11	having permanent signs and educating our visitors	11/13/2016 12:34 PM
12	Emphasis on keeping garbage locked up	11/12/2016 8:06 AM
13	educate the humans	11/11/2016 8:06 PM
14	fine those who put out their garbage the night before garbage pickup; educate citizens	11/11/2016 4:06 PM

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SurveyMonkey

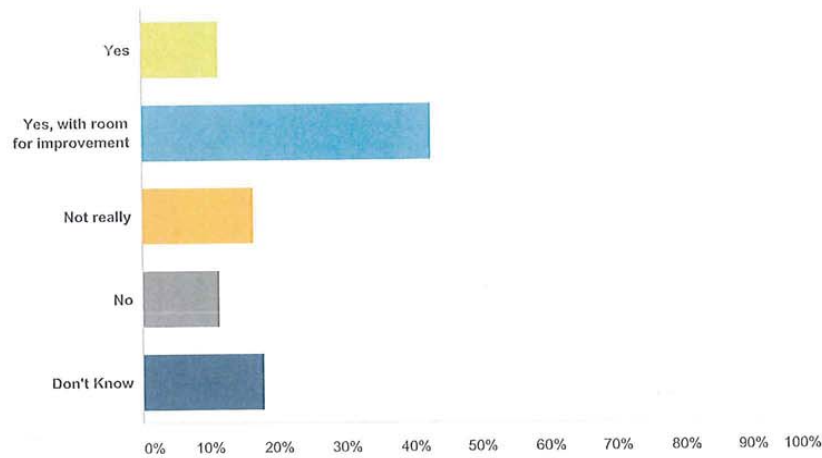
15	Education	11/11/2016 2:48 PM
16	If the District could offer truly bear-proof garbage cans at a discount to residents that would help because a lot of the problem arises by cheap plastic cans left out overnight and the bears can easily smell them and rip into them. I have no problem with the deer or the predators they attract; people should just educate themselves and ignore them. I came here for the wildlife and I'd be saddened if they were culled because of ignorant humans.	11/10/2016 9:49 PM
17	Eliminate the deer population	11/10/2016 8:06 PM
18	tight controls on garbage	11/10/2016 7:17 PM
19	Strengthen Bear Aware program.	11/10/2016 6:29 PM
20	Unfortunately culling the deer seems to be the only solution to deter wolves and cougars from entering the town.	11/10/2016 6:20 PM
21	Just let them be	11/10/2016 6:16 PM
22	wildlife is a part of the community, one of the reasons I live here. Humans are generally the issue with wildlife and not always making safe decisions for either.	11/10/2016 6:11 PM
23	Eliminate attractants, including pets left outside.	11/7/2016 9:31 AM
24	education as to how to reduce attractions, education re ways to co-exist safely	11/2/2016 5:28 PM
25	contain garbage	11/2/2016 4:13 PM
26	Have vigorous education/public awareness programs on Bear Aware. Inform public it is okay to have deer. Education regarding keeping your pets on leash.	10/31/2016 5:00 PM
27	Deer cull	10/31/2016 8:53 AM
28	the camera projects at the school are great, bear safe garbage cans are great, people must lock their dumpsters (especially the elementary school!), fines for poor garbage practices	10/30/2016 11:29 PM
29	Educate locals & tourists more about garbage. Have an out of village community garden & safe composting centre with employees (grant funded) that maintain compliance of safety policies. Hyphocus Island?	10/30/2016 3:13 PM
30	More education	10/30/2016 10:35 AM
31	Enforce regulations already in place concerning garbage etc... a newsletter to new residents with information about wildlife and safety	10/30/2016 10:24 AM
32	Locking garbage cans	10/30/2016 10:17 AM
33	education	10/30/2016 9:03 AM
34	education for the humans	10/30/2016 6:53 AM
35	BEAR AWARE PROGRAM!!!	10/29/2016 5:32 PM
36	Revitalize the bear aware program	10/29/2016 4:41 PM
37	Fines for full garbage cans being left out.	10/29/2016 4:23 PM
38	better garbage containment w/public access, signage	10/28/2016 2:59 PM
39	more accessible bear proof garbage bins	10/28/2016 12:22 PM
40	continue to encourage visitors and residents to be smart with food and garbage disposal	10/28/2016 11:08 AM
41	Appropriate signage, educating tourists at hotels (pamphlets)	10/28/2016 9:33 AM
42	Hire a prevention based position within the district staff	10/28/2016 8:47 AM
43	reduce deer population by a controlled harvest	10/28/2016 7:48 AM
44	Cull the deer population to avoid the obvious attraction of predators	10/28/2016 12:25 AM
45	Ucluelet needs to adopt a bylaw that is tough on business and residents that attract bears. There needs to be patrols, enforcement/bylaw and tough fines levied. Many of the garbage offenders are repeat each year. There is no incentive for them to secure their bear attractants. Allow no dumpsters or community bins unless they are secured behind a fence and away from the public. All dumpsters must be locked. Add a community bin at the public works yard or Sonbird for garbage drop off. (For those without garbage pick-up)	10/27/2016 11:40 PM
46	Bear proof garbage cans and huge penalties for property owners who attract wildlife to property. Either create a subsidized program and make it mandatory for homeowners to purchase a bear proof garbage can.	10/24/2016 3:09 PM
47	bear aware	10/24/2016 1:49 PM

Q23 Do you think that Ucluelet is prepared

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**for an emergency such as an earthquake or tsunami, or the potential from being cut off from the rest of Vancouver Island for an extended period of time?**

Answered: 61 Skipped: 1



Answer Choices	Responses	
Yes	11.48%	7
Yes, with room for improvement	42.62%	26
Not really	16.39%	10
No	11.48%	7
Don't Know	18.03%	11
<b>Total</b>		<b>61</b>

**Q24 What do you think the District of Ucluelet could do to be better prepared in case of a major emergency or disaster?**

Answered: 42 Skipped: 20

#	Responses	Date
1	We are stepping up that game now. Expand the budget for education on this issue and include educational material on human causes of potential disasters. Local energy production/capturing is a very large missing piece. Work with Ucluelet First Nation to collaborate on helping one another in any way possible	11/15/2016 7:14 PM
2	Interview residents to make sure they are aware of what they need to do to be prepared	11/15/2016 4:25 PM
3	not sure right now (maybe clarify which houses are in the inundation zone and which are 'safe' so they know whether if should stay at their house or go to emergency meeting locations during an emergency)	11/15/2016 11:34 AM
4	Not sure. We all need to be prepared as individuals.	11/15/2016 12:14 AM
5	Publicize emergency plans online re regarding food, water and 1st aid availability	11/14/2016 7:11 PM
6	teach survival skills and encourage community gardening and foraging	11/14/2016 4:01 PM

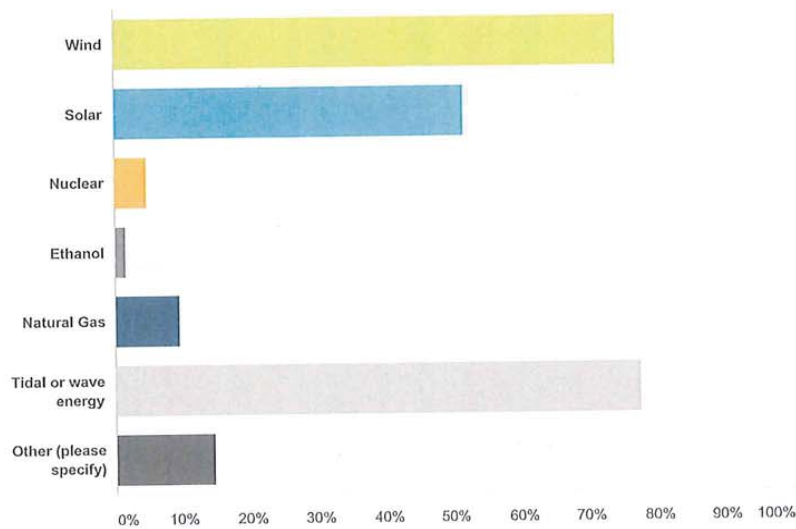
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7	Is Ucluelet providing a good education program in the schools. The kids will teach the parents. Also provide parent information meetings at the schools.	11/14/2016 3:06 PM
8	Not sure	11/14/2016 1:11 PM
9	It would be great to see more public engagement/communication around plans. Drills and practice is good but regular touch ins and well placed concise messaging is vital. What I have seen in the past has been lengthy and not engaging.	11/14/2016 1:07 PM
10	Keep discussions up about the reality that it will happen & we have to look after ourselves for at least 72 hours or more. I would like to see neighbour hood groups identified and getting together to meet & greet. Make a day of it, each group can attempt a neighbourhood bbq or gathering and the different people from the district can go around meeting these groups. All voluntary, I know our neighbours have talked about it.	11/13/2016 12:34 PM
11	Improve communications & emergency sirens	11/12/2016 8:06 AM
12	provide education to the residents. The District of Ucluelet should have a plan to evacuate if there is a need.	11/11/2016 8:06 PM
13	develop the Block Watch program in different streets	11/11/2016 4:06 PM
14	Do we have a Ucluelet-wide emergency plan? And the supplies necessary to give food, water and other life-essentials to a community our size for 72 hours? That's all we need.	11/10/2016 9:49 PM
15	Maybe	11/10/2016 6:16 PM
16	Create a space/building that those in the tsunami zone can store emergency items. Do we have a mass storage place where clothing, bedding, medical supplies, communication equipment and food are now? Who knows what will happen, when and if it happens.	11/10/2016 6:11 PM
17	Learn from deficiencies discovered during drills.	11/7/2016 9:31 AM
18	not sure	11/2/2016 5:28 PM
19	nothing will help in a major emergency	11/2/2016 4:13 PM
20	distribute an informational video	11/2/2016 10:01 AM
21	Get community storage bins all around our community with basic survival supplies. Regularly offer, to our community, programs in emergency preparedness	10/31/2016 5:00 PM
22	relax	10/31/2016 10:46 AM
23	add more tsunami sirens	10/31/2016 8:53 AM
24	???	10/30/2016 11:29 PM
25	Assuming that majority of population will not be prepared, and preparing accordingly. A specific tax would be appropriate to cover supplies & storage of such. Annual alarm drills.	10/30/2016 3:13 PM
26	Food and survival caches	10/30/2016 10:35 AM
27	Would be nice to hear the siren from my house	10/30/2016 10:24 AM
28	Have supplies on hand.	10/30/2016 10:17 AM
29	rebuild UES to code so the meeting spot isnt destroyed by the earthquake	10/30/2016 9:03 AM
30	keep the message alive	10/30/2016 6:53 AM
31	Do more community Drills. Maybe try an In Home Drill like we do in our schools.	10/29/2016 11:23 PM
32	more emergency supplies in storage	10/29/2016 5:32 PM
33	Create a multi service facility above the tsunami induction zone that houses RCMP, ambulance and fire- possibly in the same building as a new seismically updated k-12 school	10/29/2016 4:41 PM
34	Provide all accommodation providers and businesses with info booklets on what to do in an emergency. Have more practice evacuations - perhaps mandatory.	10/29/2016 4:23 PM
35	provide "welcome wagon" type of info pkgs to each taxpayer	10/28/2016 2:59 PM
36	Louder tsunami alarm :)	10/28/2016 11:08 AM
37	Create a better program, hold workshops, get supplies for 2-3 weeks to aid community and visiti	10/28/2016 9:33 AM
38	Plan, prepare, and practice.	10/28/2016 8:47 AM
39	alternate backup power supply	10/28/2016 7:48 AM
40	Continue with the notification systems to keep everyone alerted to the situation, without the need for Facebook!	10/28/2016 12:25 AM

41	Ensure that accomodation providers have a plan to support their guests during an emergency. Can the district help the extra 100's/1000's if an event happened during the summer? We need a better marchalling area!!! The community centre is in an evacuation zone. The schools are so old they will likely crumble or no one will be able to enter after an earthquake. Is the community going to be outside in the rain for days? This needs to be addressed.	10/27/2016 11:40 PM
42	Better communication, more sirens, maybe survival cache locations (build storage space that owners can place goods into) - push for higher level of pre-hospital care (we have none in Ukee beyond basic first aid BCAS is just that)	10/24/2016 3:09 PM

### Q25 Which of the following alternative energy sources do you think the District of Ucluelet should support in the future?

Answered: 62 Skipped: 0



Answer Choices	Responses
Wind	74.19% 46
Solar	51.61% 32
Nuclear	4.84% 3
Ethanol	1.61% 1
Natural Gas	9.68% 6
Tidal or wave energy	77.42% 48
Other (please specify)	14.52% 9
<b>Total Respondents: 62</b>	

#	Other (please specify)	Date
1	It is unbelievable that we have not tapped into both wind and wave energy already. With solar technology advancements and pricing improvements there is no excuse for not having stipulations in the building codes to begin forcing its use. Also of course building codes should be forcing (not just encouraging) more energy efficient housing. Ntural gas, ethanol and nuclear are not "alternative" technologies in the normal sense of the word given why we need to talk about alternatives at all - nor are they necessary, and they continue to tie us to imports which is the opposite of sustainable or emergency preparedness.	11/15/2016 7:14 PM
2	Please NEVER bring Wind farms here! They are an ecological disaster	11/11/2016 4:06 PM

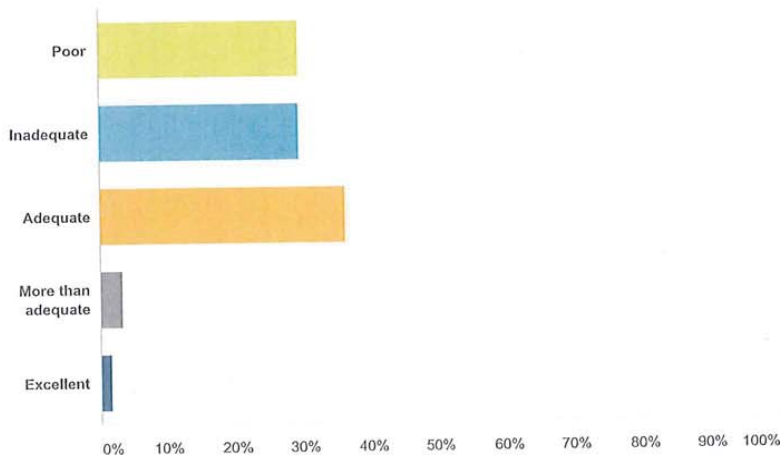
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3	Geothermal - heat pumps. Offer discount on planning permit fee if solar panels and/or geothermal or heat pumps, and/or battery storage installations, are adopted in the construction.	11/10/2016 6:29 PM
4	to be as climate conscious and self sustaining as possible	11/10/2016 6:11 PM
5	none. these all require subsidy.	10/31/2016 10:46 AM
6	tidal if economically feasible	10/30/2016 10:35 AM
7	Wind if any at all ... I don't know that the others would be viable in Ucluelet	10/28/2016 7:48 PM
8	Alternative energy sources are a good idea but I have not done adequate research on methods. For example they are presently studyin the wave energy now.	10/27/2016 11:21 PM
9	geothermal	10/24/2016 1:49 PM

**Q26 How would your rate the District of Ucluelet's efforts to make it easy for residents to reduce, recycle, reuse and compost?**

Answered: 61 Skipped: 1



Answer Choices	Responses	Count
Poor	29.51%	18
Inadequate	29.51%	18
Adequate	36.07%	22
More than adequate	3.28%	2
Excellent	1.64%	1
<b>Total</b>		<b>61</b>

#	Additional Comments	Date
1	We have been hoodwinked into a waste collections scheme that has been rejected by many as being too wasteful and inefficient after some trials. I suspect our current recycling costs more in terms of greenhouse gasses than it saves as multi-material recycling systems like ours are very wasteful. We have no community composting, so little gets done. More education is required about the need for, and alternatives, and what actually happens to the stuff we recycle (an analysis of the waste stream, where it goes, how much actually gets recycled etc.)	11/15/2016 7:14 PM

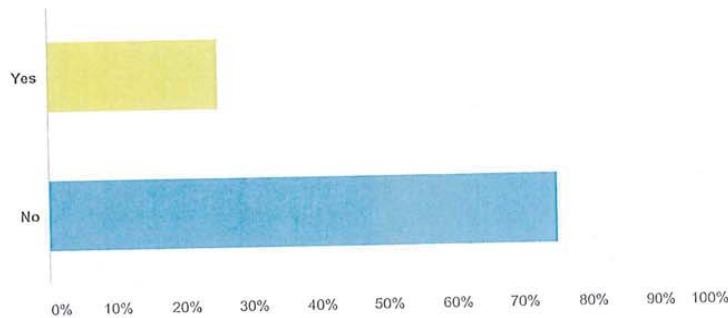


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2	Great to have the curb side recycling program. Would be great to explore community composting with wildlife fences and a re-use it centre.	11/15/2016 4:25 PM
3	I think more education is needed. Maybe a detailed mail-out or something. Not sure.	11/15/2016 11:34 AM
4	Recycling is often only half picked up and bi-weekly. No composting available.	11/15/2016 12:14 AM
5	need a compost system and a recycling free-store (Cortes Island has these things and it's a remote area)	11/14/2016 4:01 PM
6	we should all have waterproof containers, and continued education should be sent out, via email, facebook and printed about what we can or can't do. Even send it quarterly.	11/13/2016 12:34 PM
7	Difficult to compost	11/13/2016 8:20 AM
8	unknown	11/11/2016 8:06 PM
9	As a tennant I feel I have very few options	11/11/2016 2:48 PM
10	Right now the curb-side pickup has too many limitations (e.g. No glass). Most people are lazy and just throw the glass or other items away instead of driving to Son Bird to recycle. Compost is difficult due to wildlife here, and people don't know how to do it properly anyways. I've yet to see any program or educational material presented by the District on reduce/reuse/recycle initiatives.	11/10/2016 9:49 PM
11	difficult to recycle some items like glass	11/2/2016 10:01 AM
12	I appreciate that the depot is open on Saturdays, as I often miss the weekly pickup or have other items. Composting isn't supported at all.	10/30/2016 11:29 PM
13	Garbage & recycling is good, except for commercial recycling. Composting is weak spot. Community farm/garden/compost centre with paid caretakers is a suggestion that would also enhance our Friday Night Market.	10/30/2016 3:13 PM
14	glass recycle would be nice. Community compost?	10/30/2016 10:35 AM
15	there is a bylaw against composting in town	10/29/2016 5:32 PM
16	Sonbird will not pick up glass or soft plastic which means it mostly ends up in the garbage. They should have to pick up all recyclables at curbside. We should have a municipal compost weekly pick up as well	10/29/2016 4:41 PM
17	A town compost would be ideal	10/28/2016 11:08 AM
18	We need a community compost system	10/28/2016 7:48 AM
19	The recycling with ACRD isn't great. They don't accept all items at the curb.	10/27/2016 11:40 PM

**Q27 Are you satisfied with the level of community education, awareness and outreach about alternative energy and how to reduce emissions?**

Answered: 56 Skipped: 6

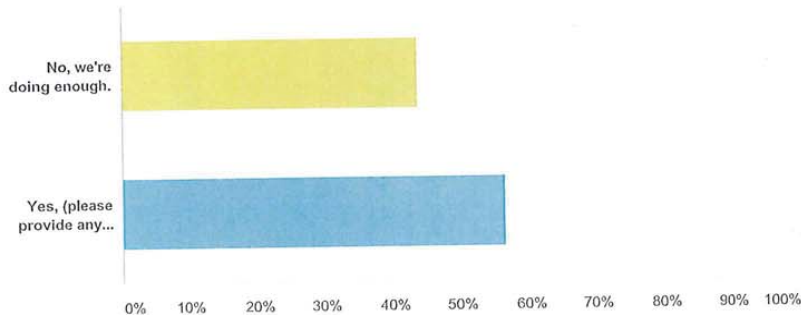


Answer Choices	Responses	Count
Yes	25.00%	14
No	75.00%	42

Total		56
#	Comments	Date
1	I'm not aware of any!	11/15/2016 7:14 PM
2	It would be wonderful to have a local shuttle to help people cut down on driving.	11/15/2016 4:25 PM
3	I notice a lot of idling trucks - shameful!	11/14/2016 4:01 PM
4	I haven't seen much of anything about this	11/14/2016 1:11 PM
5	I wasn't aware the community was even talking about alternative energy	11/13/2016 12:34 PM
6	Unknown	11/11/2016 8:06 PM
7	There can never be too much	11/11/2016 2:48 PM
8	I've heard we lazily engage with universities on wave energy but we don't actively pursue it, so I guess this community doesn't care about the awesome raw power that is right on our doorstep! We could be a case study community for the WORLD if truly pursued wave energy to the point where we produced all of our community's energy needs. How amazing that would be!	11/10/2016 9:49 PM
9	not aware of it (just moved here)	11/10/2016 6:11 PM
10	this is something council can support, but it is not in their mandate	11/2/2016 4:13 PM
11	I may just not know	11/2/2016 10:01 AM
12	waste of time and money	10/31/2016 10:46 AM
13	I don't expect this from a municipality except for water reduction	10/30/2016 11:29 PM
14	No idling bylaw should be in place.	10/30/2016 3:13 PM

**Q28 Are there any programs or initiatives on the issue of climate change that you would like adopted into the new Official Community Plan?**

Answered: 55 Skipped: 7



Answer Choices	Responses
No, we're doing enough.	43.64% 24
Yes, (please provide any suggestions you may have)	56.36% 31
<b>Total</b>	<b>55</b>

#	Yes, (please provide any suggestions you may have)	Date

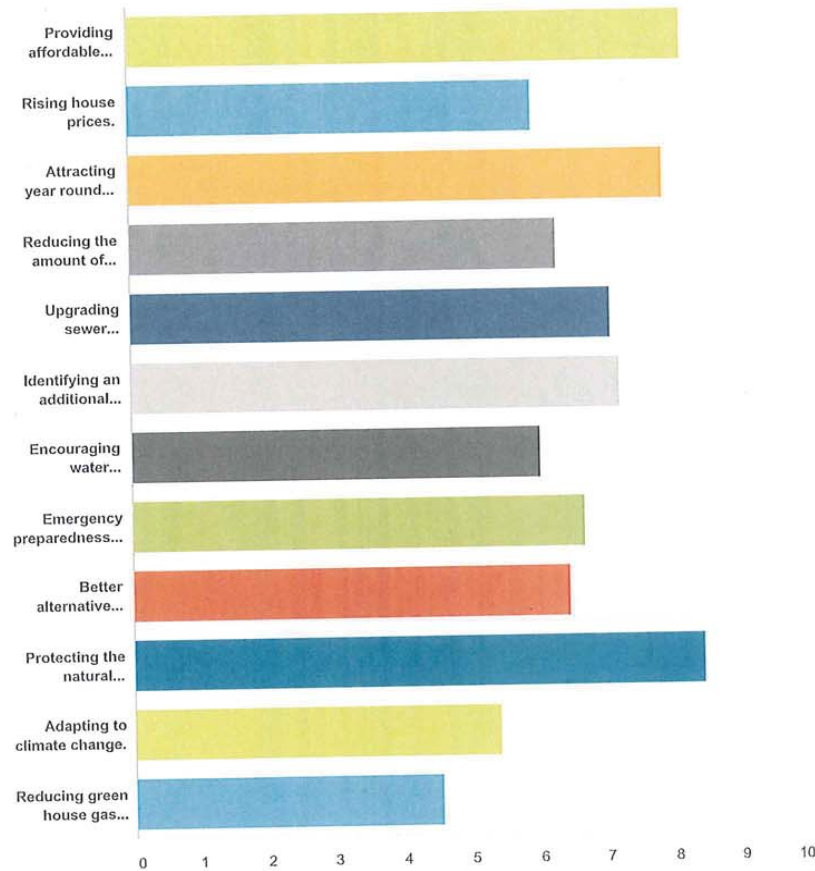
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1	Building code, bike paths, encourage small electric vehicles, encourage "natural" resource use in recreation like sailing, kayaking, biking. Education, education, education. Eduation needs to accompany everything we do because most people simply don't take it as serious as the scientific evidence indicates that we should.	11/15/2016 7:14 PM
2	Energy efficient home construction & incentives to conserve water	11/15/2016 4:25 PM
3	Alternative energy sources	11/14/2016 7:11 PM
4	bus transportation to Tofino - to help reduce the cars on the road	11/14/2016 4:01 PM
5	I don't think we are doing enough but am not well versed enough to comment on programs	11/14/2016 1:07 PM
6	Not sure yet - new resident.	11/14/2016 9:30 AM
7	can we have a local compost area or collection site	11/13/2016 12:34 PM
8	Conserve power!	11/13/2016 8:20 AM
9	Ocean life preservation & changes	11/12/2016 8:06 AM
10	unknown	11/11/2016 8:06 PM
11	Look at the big picture and clearly define our goals	11/11/2016 2:48 PM
12	We should be a fully green, energy-producing community that runs off of wind, solar, geothermal, and/or tidal energy! We have it all here, and we don't pursue any of it. We should be seeking funders, universities, innovative tech companies, interest groups, anyone who can work with us to build these technologies here.	11/10/2016 9:49 PM
13	Composting	11/10/2016 6:16 PM
14	solar street lights	11/10/2016 6:11 PM
15	As mentioned alternative energy sources	11/2/2016 10:01 AM
16	Man made climate change has not been proven.	10/31/2016 5:44 PM
17	Rain water storage, municipal solar arrays, vertical axis wind towers for power generation.	10/31/2016 5:00 PM
18	we are doing too much.	10/31/2016 10:46 AM
19	not sure, not knowledgeable enough	10/31/2016 8:53 AM
20	i don't know...but this is important.	10/30/2016 11:29 PM
21	Community composting, bike paths, more affordable transport to Tofino, Port & Nanaimo	10/30/2016 3:13 PM
22	Local food initiatives	10/30/2016 10:35 AM
23	More recycling	10/30/2016 10:24 AM
24	improve sidewalks, bike lanes	10/29/2016 11:23 PM
25	Transition Town	10/29/2016 5:32 PM
26	Subsidies for off grid/solar housing. Rainwater collection. Recycled building materials.	10/29/2016 4:41 PM
27	co-housing	10/29/2016 11:52 AM
28	Education	10/28/2016 9:32 PM
29	home/business owners tax relief (small incentives)	10/28/2016 2:59 PM
30	reduce emissions, better recycling programs, etc	10/28/2016 9:33 AM
31	Please be clear what you mean by climate change. If you are suggesting that it is connected to man then you have been brainwashed by folk who have a political agenda that suits their purposes. Please do some more research	10/27/2016 11:21 PM

**Q29 What do you think are the greatest challenges facing Ucluelet over the coming 5 to 10 years?**

Answered: 61 Skipped: 1

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	1	2	3	4	5	6	7	8	9	10	11	12	Total	Score
Providing affordable rental housing.	29.79% 14	12.77% 6	6.38% 3	8.51% 4	4.26% 2	2.13% 1	10.64% 5	4.26% 2	2.13% 1	6.38% 3	4.26% 2	8.51% 4	47	8.17
Rising house prices.	6.82% 3	11.36% 5	4.55% 2	11.36% 5	2.27% 1	13.64% 6	2.27% 1	6.82% 3	2.27% 1	11.36% 5	9.09% 4	18.18% 8	44	5.95
Attracting year round businesses to create more year round employment.	16.00% 8	4.00% 2	16.00% 8	16.00% 8	8.00% 4	10.00% 5	6.00% 3	10.00% 5	2.00% 1	0.00% 0	8.00% 4	4.00% 2	50	7.88
Reducing the amount of garbage that is produced.	0.00% 0	4.26% 2	8.51% 4	10.64% 5	12.77% 6	10.64% 5	8.51% 4	17.02% 8	14.89% 7	6.38% 3	2.13% 1	4.26% 2	47	6.28
Upgrading sewer infrastructure	3.92% 2	15.69% 8	7.84% 4	11.76% 6	11.76% 6	5.88% 3	9.80% 5	9.80% 5	5.88% 3	7.84% 4	3.92% 2	5.88% 3	51	7.08

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Identifying an additional water source to meet demand for water during the drier summer months.	11.32% 6	7.55% 4	11.32% 6	11.32% 6	7.55% 4	9.43% 5	9.43% 5	7.55% 4	7.55% 4	7.55% 4	3.77% 2	5.66% 3	53	7.21
Encouraging water conservation during the summer months.	0.00% 0	4.26% 2	2.13% 1	14.89% 7	10.64% 5	12.77% 6	8.51% 4	14.89% 7	17.02% 8	6.38% 3	4.26% 2	4.26% 2	47	6.02
Emergency preparedness of the District and Ucluelet residents.	0.00% 0	8.70% 4	10.87% 5	2.17% 1	26.09% 12	6.52% 3	15.22% 7	8.70% 4	4.35% 2	6.52% 3	6.52% 3	4.35% 2	46	6.67
Better alternative transportation (i.e. bike paths and bus service).	2.17% 1	10.87% 5	10.87% 5	8.70% 4	8.70% 4	8.70% 4	4.35% 2	10.87% 5	10.87% 5	15.22% 7	2.17% 1	6.52% 3	46	6.43
Protecting the natural environment as Ucluelet grows.	25.00% 13	15.38% 8	9.62% 5	7.69% 4	1.92% 1	7.69% 4	11.54% 6	1.92% 1	7.69% 4	7.69% 4	1.92% 1	1.92% 1	52	8.42
Adapting to climate change.	6.52% 3	4.35% 2	10.87% 5	4.35% 2	6.52% 3	4.35% 2	4.35% 2	6.52% 3	10.87% 5	6.52% 3	26.09% 12	8.70% 4	46	5.39
Reducing green house gas emissions.	6.52% 3	6.52% 3	4.35% 2	0.00% 0	4.35% 2	8.70% 4	4.35% 2	2.17% 1	6.52% 3	15.22% 7	15.22% 7	26.09% 12	46	4.54

**Q30 Are there any other challenges, not listed above, that Ucluelet will need to address over the coming 5 to 10 years?**

Answered: 34 Skipped: 28

#	Responses	Date
1	Question 29 - Vaguely worded. Should not be a priority with only one item being able to be given the same priority...That is way too vague and misleading to provide any useful information. Most of these things are important and some should be worked on simultaneously. We need to be forcing (not encouraging) water conservation ALL year (it costs money to treat and pump water too...and that produces greenhouse gases etc, and the more water you use the more/bigger infrastructure you need requiring more expense to maintain....and on it goes.. I think we need someone in the planning department that understands these connections - otherwise how can you plan appropriately? The Growth (to be or not to be) question NEEDS to be talked about. Is not reducing greenhouse gas emissions part of adapting to Climate change - why both questions in this limiting priority scale when there are many other things that could have been asked about? Who designed this questionnaire anyway!?	11/15/2016 7:14 PM
2	Limit growth rate while maintaining infrastructure	11/15/2016 4:25 PM
3	Road/street improvements (repaving) and improved safety for pedestrians (more sidewalks)	11/15/2016 11:34 AM
4	Seniors housing!	11/15/2016 12:14 AM

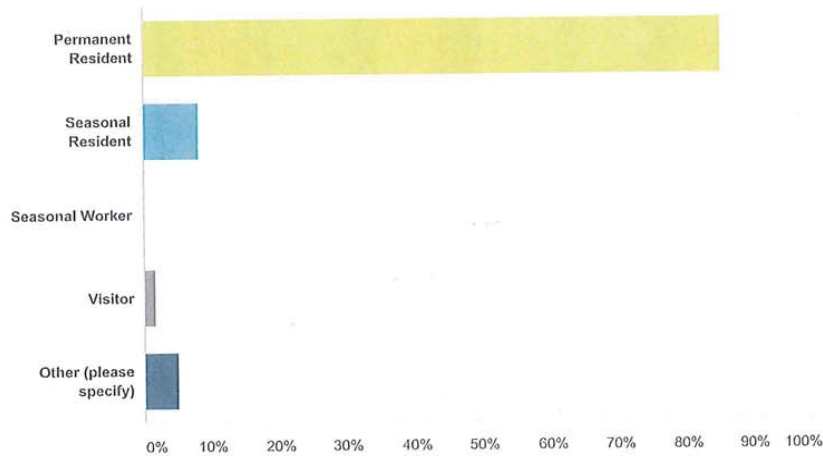
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5	self-sufficiency (in terms of food sources); not selling off the town (i.e. not being a town of vacation rentals to outside ownership); encouraging residents to support local businesses and build community loyalty; enlightened urban planning & enriching growth opportunities that support long-term visions	11/14/2016 4:01 PM
6	At the height of tourist season people want to be camping out on the WPT or sleeping in their van out in front of your house. Bylaw enforcement regarding these issues. Also some of the bylaws regarding greenspace setback areas in the newer developments. Please don't deforest your town.	11/14/2016 3:06 PM
7	Ucluelet should have replacement of UES and USS on the top of its priority list. This would bring and keep families here.	11/14/2016 1:08 PM
8	Just add affordable housing again?	11/14/2016 1:07 PM
9	Increase in tourist traffic impact on core services.	11/14/2016 9:30 AM
10	Resources for seniors	11/14/2016 2:59 AM
11	indoor activities & recreation for all ages	11/13/2016 12:34 PM
12	Water levels rising - flooded roads in and out of town	11/12/2016 8:06 AM
13	we need to make Ucluelet more attractive to seniors	11/11/2016 4:06 PM
14	We need a harbour that supports people who live on their boats. This is a water community, a harbour community, and an affordable housing option that many enjoy as a lifestyle is living on their sailboat or small yacht, like Victoria does. There's good money for the District in rent and people could afford to live here in an alternative way.	11/10/2016 9:49 PM
15	To identify attractions and work to promote tourism, and to provide reasonable accommodation for service workers.	11/10/2016 6:20 PM
16	Health care closer	11/10/2016 6:16 PM
17	updating and enforcing bylaws	11/10/2016 6:11 PM
18	Disregard of Water Lot users value to economy.	11/8/2016 8:30 PM
19	ALL businesses must have a business license, even a single air b&b, and pay all taxes.	11/7/2016 9:31 AM
20	Housing	11/2/2016 10:01 AM
21	Community gardens	10/31/2016 5:00 PM
22	Illegal Nightly rentals need to be addressed from today forward for over the next ten years. We don't want a vacant town with no basic services because no one can find affordable housing. We need a well rounded community and its needs to be affordable for everyone.	10/31/2016 9:43 AM
23	zoning that permits additional housing options such as laneway style homes	10/31/2016 8:53 AM
24	Social Services, Education	10/30/2016 3:13 PM
25	local food	10/30/2016 10:35 AM
26	Encourage new buildings and old to have secondary suites with accomadations.	10/30/2016 10:17 AM
27	Rebuilding the school is essential.	10/30/2016 9:03 AM
28	many..The District has no record of water lines, sewage lines in original areas. I don't want to be responsible for the cost to find these!	10/29/2016 11:23 PM
29	Stopping the creation of municipal lots for sale and only create more once the many empty lots we already have are bought and developed.	10/29/2016 4:41 PM
30	Invasive Species	10/28/2016 9:33 AM
31	Coexisting with wildlife	10/28/2016 8:47 AM
32	Avoiding the downloading of other levels of government on the Municipality; and maintaining access and economic benefit to the surrounding ACRD and Provincial lands.	10/28/2016 12:25 AM
33	The biggest issue is going to be new development. The district staff needs to have policies in place and proper staff. There have been many mistakes in the planning department in the last 10 years. We need to ensure developers do things well.	10/27/2016 11:40 PM
34	Higher level of pre-hospital care - basic life service is insufficient and an absolute insult when a majority of Canada is able to receive much higher level of care in very remote locations.	10/24/2016 3:09 PM

**Q31 What best describes your living situation in Ucluelet?**

Answered: 61 Skipped: 1

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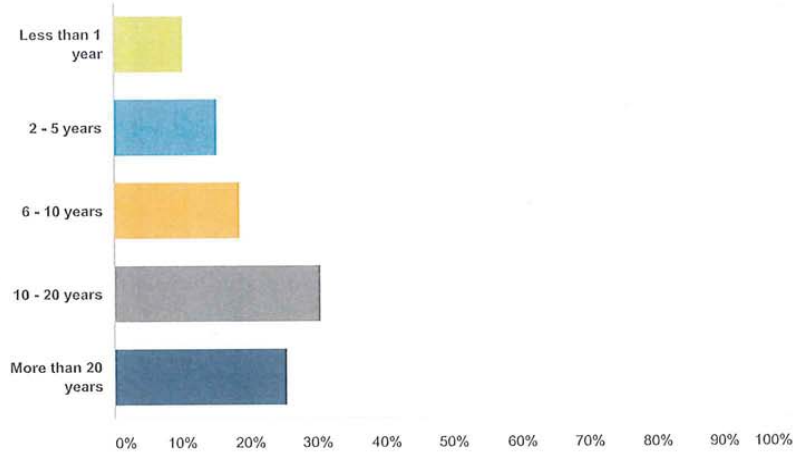
Answer Choices	Responses	
Permanent Resident	85.25%	52
Seasonal Resident	8.20%	5
Seasonal Worker	0.00%	0
Visitor	1.64%	1
Other (please specify)	4.92%	3
<b>Total</b>		<b>61</b>

#	Other (please specify)	Date
1	Businessman 38Years in community	11/8/2016 8:30 PM
2	Work full time in Ucluelet, live in Tofino (for now)	10/28/2016 9:33 AM
3	own property. Live just outside but a part of the community	10/28/2016 7:48 AM

**Q32 If you are a permanent or seasonal resident, how long have you lived, full or part-time, in Ucluelet?**

Answered: 59 Skipped: 3

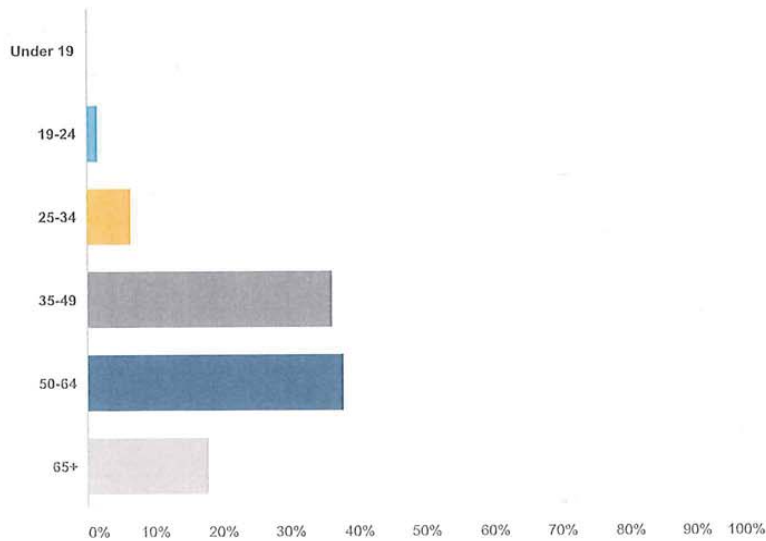
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Answer Choices	Responses	Count
Less than 1 year	10.17%	6
2 - 5 years	15.25%	9
6 - 10 years	18.64%	11
10 - 20 years	30.51%	18
More than 20 years	25.42%	15
<b>Total</b>		<b>59</b>

Q33 What is your age?

Answered: 61 Skipped: 1





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Answer Choices	Responses	
Under 19	0.00%	0
19-24	1.64%	1
25-34	6.56%	4
35-49	36.07%	22
50-64	37.70%	23
65+	18.03%	11
<b>Total</b>		<b>61</b>

**Q34 Is there anything else that you would like the District of Ucluelet to consider when updating the OCP?**

Answered: 28 Skipped: 34

#	Responses	Date
1	Hire someone who understand the connections between economy, social issues, environmental issues, energy and water and waste etc. This questionnaire indicates to me we currently have no-one on the job who does. Or is it that sonone knows how to design a questionnaire that provides information that allows people to accurately provide relevant input. This feels like it was designed by, at best, a first year university planning class....I went through some of thosel	11/15/2016 7:14 PM
2	Maintaining forest patches and riparian forested habitat along the harbour and outer coast in areas that are slated for development	11/15/2016 4:25 PM
3	not sure right now	11/15/2016 11:34 AM
4	No, but thank you.	11/15/2016 12:14 AM
5	working with Tofino more - as sister cities	11/14/2016 4:01 PM
6	A new UES/USS / it is time for a new school that meets the needs of 21st century students. This needs to be in the less than five year plan.	11/14/2016 1:08 PM
7	I think the Cedar Road area could be further development. There is much unused District land and parking. Kind of an ugly area that could be improved.	11/12/2016 8:06 AM
8	make Ucluelet a safe and secure and vibrant place for ALL ages, including seniors	11/11/2016 4:06 PM
9	Formally adopt adherence to "dark skies" policy, adopting LED low-energy lighting ad taking an active role to advise commercial, industrial premises on best practice for reducing light glare; consider by-law to limit light nuisance.	11/10/2016 6:29 PM
10	Parking. Even if changing use of a "grandfathered" location and business, new parking requirements should be enforced.	11/7/2016 9:31 AM
11	Restore the W4 and W5 commercial & industrial zoning along the harbour front, restate that the harbours first use is for industrial purposes.	11/2/2016 4:13 PM
12	Hire a urban design engineer	11/2/2016 10:01 AM
13	Support for community gardens	10/31/2016 5:00 PM
14	climate change will happen with or without trowing money around.	10/31/2016 10:46 AM
15	Bylaw enforcement and green areas along Peninsula Rd with benches and picnic tables	10/31/2016 9:43 AM
16	if you are going to have greenspace covenants then enforce them which is not happening now	10/31/2016 8:53 AM
17	Food security - community gardens, clustering emergency services at the fire hall,	10/30/2016 11:29 PM
18	Industry must be ecologically sustainable, promote small footprint housing.	10/30/2016 3:13 PM
19	Local food initiatives important due to tsunami and climate change risks	10/30/2016 10:35 AM
20	Water is an issue the colour of it. Making the streets safe with traffic, Review of traffic patterns in town they have not changed in 40 years what can we do differently.	10/30/2016 10:17 AM

Ucluelet Official Community Plan Exploration & Review

SurveyMonkey

21	Reduce parking along Peninsula by 30% and replace with gardens bus shelters benches etc. We need to reduce traffic speed and make our town a nicer place to walk around. Just look at Tofino as much as i hate to say it they got it right with their pedestrian upgrades. We need to stop with the outdated marina aesthetic which lacks visibility and doesnt seem to represent the town people are coming to visit and focus more on west coast and first nations themes.	10/30/2016 9:03 AM
22	Keep us unique with small town feel, lots of history, trails, And Friendly Welcoming Community!	10/29/2016 11:23 PM
23	DEVELOPMENT PERMITS FOR ALL NEW multifamily, and pocket neighbourhoods	10/29/2016 5:32 PM
24	We need a new school. An earthquake in Ucluelet would destroy the current schools and that would decimate the towns young population. We need to secure funding from all levels of government to build a new school now- that is above the tsunami induction zone and that will withstand a large scale earthquake- and can be used as a town refuge in the event of a large scale disaster. This is top priority for the town and all residents- whether or not they have children, we do not have a single building with the capacity to house displaced residents in the event of a disaster that destroys all of our non earthquake safe buildings.	10/29/2016 4:41 PM
25	Affordable Housing - not necessarily rental property	10/28/2016 2:59 PM
26	The District of Ucluelet needs to transition into being a tourist community. We need public works/parks and recreation staff available 7 days a week. The Community centre needs to function 7 days a week. During the summer months there is no staff or limited staff available to ensure that the parks spaces /public washrooms are refreshed each day.	10/27/2016 11:40 PM
27	The first priority should be a pool for families to go and enjoy. Never saw that in this questionnaire - but it seriously needs to be addressed. No need for multiplex, just a really good quality small town pool - many other places across Canada have these!	10/24/2016 3:09 PM
28	development permit area 9 for MFR needs to change	10/24/2016 1:49 PM

**Q35 Thank you for completing this survey. Please attend our World Cafe session on Saturday, October 29 to discuss key questions for the OCP update with other residents and District of Ucluelet staff. The World Cafe sessions will run from 10 a.m. - 12 noon and again from 1 p.m. to 3 p.m. at the community hall. On Saturday, November 26, we will host an open house to present all the input received from the public and next steps. Check [www.ucluelet.ca](http://www.ucluelet.ca) for updates or join us at [facebook/districtof.ucluelet/](https://www.facebook.com/districtof.ucluelet/) if you want to join our email list for updates, please leave us your email below.**

Answered: 19 Skipped: 43

#	Responses	Date
1	beasley@island.net	11/15/2016 4:25 PM
2	kirstenj@toquaht.ca	11/15/2016 11:34 AM
3	ldoupe@pwr.ca	11/14/2016 2:59 AM
4	ahobyan@netscape.net	11/13/2016 8:20 AM
5	pdesserud@telus.net	11/11/2016 2:48 PM
6	dwmanalive@gmail.com	11/10/2016 6:29 PM
7	nshiegler@hotmail.com	11/10/2016 6:20 PM
8	bcseafood@hotmail.com	11/8/2016 8:30 PM
9	brian@subtidaladventures.com	11/7/2016 9:31 AM

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10	psieber@telus.net	11/2/2016 5:28 PM
11	larsendiesel@outlook.com	11/2/2016 4:13 PM
12	joseewales@yahoo.com	11/2/2016 10:01 AM
13	mark.jmcc@gmail.com	10/31/2016 5:44 PM
14	I tried to go to the World Cafe and it was CLOSED at 2:30. How very disappointing and insulting and unprofessional.	10/29/2016 5:32 PM
15	ajanissee@ucluelet.ca	10/29/2016 4:23 PM
16	terli37@gmail.com	10/29/2016 11:52 AM
17	jillian_jjedwards@hotmail.com	10/28/2016 11:08 AM
18	regpayne@hotmail.com	10/28/2016 7:48 AM
19	szymonszy@me.com	10/24/2016 3:09 PM





## STAFF REPORT TO COUNCIL

Council Meeting: April 24th, 2018  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING      **FILE NO:** 6480-20-2018-OCF  
**SUBJECT:** UCLUELET OCP BYLAW REVIEW – PROJECT UPDATE      **REPORT NO:** 18-31  
**ATTACHMENT:** APPENDIX A – VIU SUMMARY OF CONSULTATIONS REPORT, MARCH 2018

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**RECOMMENDATION:**

**THAT** Council receive the District of Ucluelet Official Community Plan March 2018 Summary of Consultations Report for information.

**PURPOSE:**

To update Council on the results of the March public engagement events for the OCP update, and to provide an outline of the expected process and timeline from this point forward.

**Background:**

The project to update the Ucluelet Official Community Plan bylaw began in 2016. An update report was last received by Council on December 12, 2017, at which time Council authorized the engagement of Vancouver Island University (VIU) to continue assisting the District with the project, in particular with public engagement opportunities.

Staff subsequently worked with VIU to prepare for a series of events which were held on March 8, 9 and 10. The result of those events and a summary of the public input received is attached in Appendix 'A'.

**DISCUSSION:**

A total of 256 citizen participants were involved over the three-day public engagement blitz in March. This is an excellent turnout for a community this size; Ucluelet citizens are an engaged and active public who are passionate about their community.



Ucluelet OCP Bylaw Review - Project Update Bruce Greig, Manager of Commu...

The feedback obtained ranged from broad visionary statements to detailed, specific recommendations and observations. The comments have all been considered by staff who are presently working on preparing the draft updated OCP for Council and the community to review. Some individuals have also sent comments directly to staff, and those comments are also being considered while preparing the draft.

VIU identified the following themes which carried through the public comments received during the four community engagement events:

1. *Housing*
  - a. *Need for affordable housing;*
  - b. *Clear directions and policies for short and long-term rental housing;*
  - c. *Micro-housing;*
2. *Recreational opportunities*
  - a. *Pool facilities;*
  - b. *Expanded trail network;*
3. *Internal and external community connectivity*
  - a. *Internal: sidewalks, roadways;*
  - b. *External: public transit to Tofino and other communities on central Vancouver Island;*
4. *Balance development with environmental conservation*
  - a. *Keep Ucluelet natural and continue to set aside park land as District is zoned.*

These themes are consistent with the public feedback and Council direction provided to date, and confirm the direction and areas of attention for the updated OCP.

#### **Process & Timeline:**

Staff are presently working on the draft updated OCP chapters and maps. It is anticipated that the draft OCP sections will be provided for Council review and comment at its regular meeting scheduled for May 8<sup>th</sup>, 2018. At that meeting Council could give first readings to a bylaw for adoption of the updated OCP, or alternatively could direct if changes are desired to any sections of the document. If changes are made, Council could conceivably consider first and second reading of the updated draft bylaw at its next meeting, scheduled for May 22<sup>nd</sup>, 2018. In either case, staff recommend that a public hearing could be scheduled for the week of June 11<sup>th</sup>. If initial readings are given at the earlier meeting, it would provide extra time for the public to read the draft and provide informed comments ahead of (or at) the public hearing.

The above timeline would put Council in a position to consider third reading of the bylaw, subject to public comment, before the end of June. This timing allows for the formal referral to other agencies over the summer and possible adoption of the updated OCP bylaw by Council in September.

Should Council deem it desirable to hold another Open House to seek public comment on the draft OCP prior to considering adopting the plan by bylaw, that additional event could be scheduled for the week of May 14<sup>th</sup>; if this is the direction of Council then a motion directing staff to advertise for that event would be best made now, to enable enough time for preparation and publication of the notice.

#### **SUMMARY:**

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Ucluelet OCP Bylaw Review - Project Update Bruce Greig, Manager of Commu...

The OCP update project benefitted from an excellent level of participation during the March engagement of the public. This success was thanks to the efforts of the instructors and students from VIU and numerous district staff who supported the three-day series of events. The discussions and comments assist staff in gauging the public interest among a range of policy options. Draft OCP updates are being written and will be presented to Council and the public in the coming weeks. The project is on track for Council to potentially adopt an updated Official Community Plan bylaw in September.

**OPTIONS:**

1. **THAT** Council receive the District of Ucluelet Official Community Plan March 2018 Summary of Consultations Report for information.  
**(Recommended);**
2. That Council indicate whether an additional Open House is desired to inform and seek input from the public on the draft OCP prior to considering adopting the plan by bylaw and, if so, direct staff to schedule and give notice of an Open House to be held potentially during the week of May 14<sup>th</sup>, 2018.

**Respectfully submitted:**

Bruce Greig, Manager of Planning  
John Towgood, Planner  
Mark Boysen, Chief Administrative Officer

Prepared by



For the



# District of Ucluelet Official Community Plan Revision

## Summary of Consultations Report

March 2018





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## Introduction:

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Over three days in March 2018, students from Vancouver Island University (VIU) Master of Community Planning Program and the Mount Arrowsmith Biosphere Region Research Institute (MABRRI), under the guidance of District of Ucluelet staff, successfully led a number of events to gather current community input on the Official Community Plan revisions.

The objective of this public engagement process was to provide different avenues for gaining feedback from the public about the District of Ucluelet, and identify the current and future needs of residents for the review of the 2011 Ucluelet Official Community Plan. The feedback obtained from the community engagement process is reflected in this summary from the consultation events.

This report provides an overview of the results from the consultation process completed on March 8-10, 2018. The public consultation process consisted of four different event formats: (1) *Open House*, (2) *Official Community Plan on the Street Design Charette*, (3) *Youth Consultation*, and (4) *Presentation of Findings Open House*.

## Summary of Consultations:

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Consultation Event	Date of Event	Data Collection Method	Number of participants
District of Ucluelet Open House	March 8 <sup>th</sup> , 2018	In person interviews - drop in open house	86
Official Community Plan on the Street Design Charrette	March 9 <sup>th</sup> , 2018	In-person interviews	100
Youth Consultation	March 9 <sup>th</sup> , 2018	Focus group discussions	52
Presentation of Findings Open House	March 10 <sup>th</sup> , 2018	In person interviews - drop in open house	18
Total number of individual participants:			256

## Consultation Results:

### District of Ucluelet Open House:

On Thursday, March 8th, Vancouver Island University students, under the guidance of staff from the District of Ucluelet, participated in an Open House at the Community Centre. A wide variety of posters, displays, and activities were presented around the room to update the public on the Official Community Plan Projects. The event was held in conjunction with the District of Ucluelet's Emergency Preparedness and Response public consultation event and also featured an extensive display on Parks and Recreation activities in the District. Bringing these events together created a platform for community engagement and was an efficient use of community members' time. This event ran from 3:00-7:00pm and was scheduled during the afternoon/evening to ensure accessibility to community members.

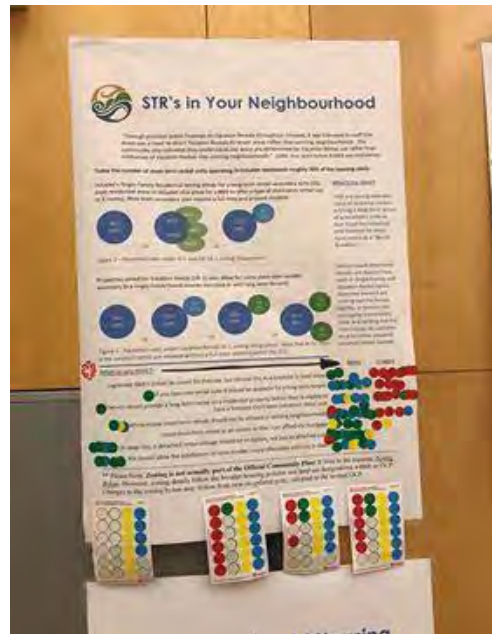
### Data collection

An array of maps, exhibits, and informative posters were set up around the room to help to facilitate discussions and the exchange of ideas. At the entrance, a welcome table was set up, where students were stationed to greet the visitors, discuss the format of the event and sign in guests.

Poster stations themed around OCP project priorities were displayed to gain feedback from the community members and park users:

1. Affordable Housing
2. Land Use and Development
3. Economic Development
4. Emergency Services

The affordable housing corner of the event attracted the widest array of community input. A poster of potential affordable housing solutions and management of short term rentals drew focus from event attendees, and the "for" and "against" questions were a subject of conversation. Residents were encouraged to make their opinion known via a *dotmocracy*, a facilitation technique where participants vote on their opinion using a green (for) or red (against) stickered dot. Questions were broken down as:



Question	Residents in Support	Residents Opposed
1. Allow secondary suite to occur concurrent with a bed and breakfast	11	0
2. Allow that a bed and breakfast can only occur if there is a secondary suite	1	2
3. Allow small residential-only cabins in backyards of larger residential lots	5	1
A. In place of secondary suites	2 (1 neutral)	0
B. In addition to secondary suite	8	0
4. Legitimate B&Bs should be zoned for that use, but remove this as a loophole in most areas	2	8
5. If you have one rental suite it should be available for a long-term tenant	9	4
6. Owners should provide a long-term rental on a residential property before they're eligible to have a licenced short-term (vacation) rental unit	6	7
7. Whole-house short term rentals should not be allowed in existing neighbourhoods	14	4
8. I need short-term rental as an option so that I can afford my mortgage	4	2
9. On large lots, a detached rental cottage should be an option, not just an attached suite	15	0
10. We should allow the subdivision of some smaller, more affordable infill lots in town	9	0

Multiple comment boards were also stationed around the room to encourage residents to expand on their thoughts on a variety of topics.

The event also had a large scale map of the District, excerpts from the current official community plan, zoning maps, and key area maps. Residents were encouraged to examine the materials and to leave comments on if they wished to express an improvement or alteration in a specific area of the official community plan. Additionally, a District map was overlaid with trace paper so residents were able to sketch up what they hoped to see in the community.



Copies of the Age Friendly Action plan, Economic Development Strategy Plan and current OCP were also provided for reference.



Students were stationed at each display and were responsible for facilitating discussion on that topic with the attendees. One student stationed at the welcome table was directed to keep a tally of how many people entered in the front door. In total, 86 people participated in this event.

This consultation event was announced through a media release by the District of Ucluelet along with web-based advertising. Anecdotal comments collected as people came into the gymnasium suggested that this advertising is what drew them to the event. Additionally, hosting the open house alongside the Emergency Preparedness and Response event and the Parks and Recreation display was viewed positively by those in attendance: comments were received on the benefits of addressing multiple issues at one event. Participants of at the Open House dropped in voluntarily and as such the findings should not be considered generalizable to the population, but do represent the ideas and direction of residents who made the effort to attend.

## Results

The comments written on the boards and sticky notes were classified into five themes:

### 1. Parks and Recreation

- a. Continue implementing trail expansions to increase connectivity between downtown, neighbourhoods, and First Nation communities
- b. Prioritize indoor recreation, including:
  - i. Indoor sports, skate park, pool, or ice rink
- c. Implement programming for the marine environment, including:
  - i. Marine recreation area (sailing, snorkelling, diving etc.)
  - ii. Outdoor music/art

### 2. Natural Environment

- a. Preserve old growth areas and protect shorelines through increasing riparian reserves
- b. Limit growth in undeveloped areas of the District
- c. Balance the needs for infrastructure with the protection of the environment: residents wanted to see thoughtful paving, for pedestrian safety, but the natural area preserved for drainage, filtration, and beauty
- d. Preserve and maintain natural recreation areas
- e. Prohibit clear cutting of lots, clear only for foundations
- f. Alder Road Park: finish it so it is usable and safe

### 3. Development and Zoning

- a. Fix Blanket Rezoning from 1999 for Alliance Holdings - Downzone to RM1
- b. Large development zoning areas should be mandated to contribute to amenities
- c. Clear understanding of water requirements for new development
- d. Move food bank out of emergency area risk zone
- e. Limit development and do not prioritize tourism development over maintaining natural areas
- f. Attract specialized camps/institutes/educational programming for both students and elderly
- g. Incorporate Millstream development

### 4. Housing and Growth

- a. Prioritize affordable housing/co-operative housing developments
- b. Create housing program for co-op students
- c. Identify carriage homes and ensure long-term rental stock

- d. Add housing branch to municipal services
- e. Create strong regulations for new B&Bs
- f. Mandate/create employee housing for new businesses
- g. Residents were split, some wanted to see more RV parking as a method of providing affordable housing, others felt that RV Parking would destroy the community attractiveness
- h. Amend the zoning of CS5 for all areas so designated to allow residential use (either long term rental or primary residence) as is currently allowed for water's edge - in particular Reef Point / Boardwalk area which provide a considerable pocket of affordable housing.
- i. Tiny homes should be closer to 25m<sup>2</sup> (as opposed to larger size required now)

#### 5. General Comments

- a. Drinking water needs improvement
  - i. Gradually replace water pipes
  - ii. For water security and clarity, consider water acquisition from Kennedy Lake
  - iii. Desalinate and use a water recycling plant
- b. Test emergency services
  - i. More sirens
  - ii. Tsunami warning on cell phones
  - iii. Sirens should be louder
  - iv. Pylons for leaving at the end of driveway in emergency events to allow quick identification of homes that don't need to be checked
  - v. Create an app for a check-in system that shows which homes are evacuated and where those people are.
  - vi. Have a clear strategy for animals during an evacuation
- c. Wave Energy -Residents believe BC Hydro rate increases will justify the cost involved in providing a standalone community utility
- d. Work with Telus to get a signal out on TV
- e. Sidewalks and pedestrian safety
  - i. Sidewalks should be connected to amenities, schools, places visited regularly
  - ii. Slower speed limits in downtown area and traffic calming measures including speed bumps used on Bay street
  - iii. Hills and blind sections should be paved with sidewalks for pedestrian safety

## Conclusion

With a large turnout and many comments left by participants, the District of Ucluelet's Open House was a successful event. The data collected during this consultation helped the team determine which issues to highlight for the next day's "OCP on the Streets" event and will also assist the District of Ucluelet in updating of OCP.

## Official Community Plan on the Street & Ucluelet Design Charrette:



On Friday, March 9<sup>th</sup>, 2017 from 2:00 - 5:00pm VIU Master of Community Planning students under the supervision of VIU faculty collected data as part of the District of Ucluelet Official Community Plan Revision Project. The two events, "OCP on the Streets" day and "Ucluelet Design Charrette" took place OCP on the Streets" Day had two objectives:

1. Collect data on residents' opinions regarding the planning of Ucluelet and;
2. Inform the public on this in-depth consultation weekend and the 2018 Official Community Plan update.



The "Ucluelet Design Charrette" was designed to involve citizens in a "hands on" exercise to imagine change in two areas of the community: the Harbour area and the Village Square.

Major themes derived from the previous day's Open House were used to generate questions to develop a short questionnaire that was administered by students from VIU. Students used the design charrette tents as home bases from which they collected the data. Below is a brief explanation of the data collection process and a presentation of the themes that emerged during discussions.

## Data collection

After meeting in the Village Square and outside of the Chamber of Commerce on March 9<sup>th</sup>, Master of Community Planning students VIU were stationed at high-traffic areas around Ucluelet, in front of shops, Peninsula Road, and in the main Village Square and harbour area. Students were instructed to approach passersby's and ask them three questions:



1. If money was not a limitation, what is your number one improvement you would like to see in the community?
2. What are the most critical housing priorities in Ucluelet?
3. Which areas do you feel need sidewalk and connectivity enhancements?

The questions referred to all of Ucluelet. Students were instructed to encourage respondents to think broadly prompting a range of answers on both the physical and community character.

The warm and sunny March day made for excellent data collection. By the end of the event almost 100 responses were gathered.

Convenience sampling was used for this endeavour: this involves surveying people who are available and willing to participate. This is a beneficial method for pilot studies and for discovering general themes in public responses. It is, however, not a random scientific sampling method and therefore should not be considered representative of the entire population. In other words, the answers do not reflect the thoughts of all Ucluelet residents and should not be generalized to say “the public indicated ...” when interpreting the results. This caution does not limit the value of the information collected, but provides specificity on how the results should be represented.

## Results

The results from this day of data collection are presented below as themes that emerged from the participants’ responses. Responses have been summarised by question into the following categories:

1. **If money was not a limitation, what is your number one improvement you would like to see in the community?**
  - a. **Housing:** many community members responded to this question with comments related to the District of Ucluelet’s available housing stock. Common themes included: a need for employee housing, affordable housing, and overall housing availability.
  - b. **Recreation:** in large, responses to this question involving recreation were twofold: develop covered areas to recreate in, including structures such as gazebos and covered skateboard parks, and provide community-based programs appropriate for a wide range of ages and interests.
  - c. **Transportation:** respondents were interested in improving conditions for all modes of transportation throughout the District. The two most commonly addressed transportation improvements included: developments to the road network (Peninsula Road in particular) and enhancing sidewalks and sidewalk connectivity.

2. **What are the most critical housing priorities in Ucluelet?**
  - a. **Employee Housing:** the most emphasized response to this question throughout the day was a need to increase the supply for high-quality employee housing. Suggestions to do this included developing additional apartment buildings and hostels for seasonal workers.
  - b. **Affordable Housing:** respondents highlighted a need to increase the supply for affordable housing.
  - c. **Airbnb:** comments revolving around Airbnb were not in direct opposition them, but were in favour of developing and enforcing rules for vacation rentals.
3. **Which areas do you feel need sidewalk and connectivity enhancements?**
  - a. **Supply and Connectivity:** many respondents noted that the overall supply of sidewalks within the District is lacking. In addition, various existing pathways are in need of repairs.
  - b. **Safety:** the current supply of sidewalks was a concern for many of the respondents. Missing linkages, crosswalks, ill-defined curb edges, and poor lighting combine to create a feeling of vulnerability while walking in some parts of the District.
  - c. **Specific Locations:** respondents noted a few priority locations for sidewalk improvements, including: Bay Street, Sade Street, Marine Drive, Peninsula Road, and Pacific Crescent beside the Petro Canada. Many concerned voices suggested a rethink for the Coop intersection.

## Conclusion

Overall, “OCP on the Streets” Day was a success. Community members and passerbys had the opportunity to participate in the visioning for the Village Square and harbour areas of downtown Ucluelet, while district staff were informed of valuable input that could be used to inform the 2011 Official Community Plan re-writes.

## Youth Consultation:

On Friday, March 9<sup>th</sup>, 2018, VIU students and the District of Ucluelet and hosted three stakeholder consultation session(s) with local grad 8, 9, and 10 students. These events were well attended with 15, 17, and 22 students respectively in each of the sessions. The objective of this consultation event was to gather input, as well as identify overall vision and needs of the stakeholders: this is important as high school students are an often difficult to engage population in community consultation processes. Each session took approximately one hour.

## Data Collection

Each session began with an introduction that introduced students to the field of planning, the role of an Official Community Plan, and an explanation of the purpose of the consultation event. This was followed by pairing 2-3 high school students with students from Vancouver Island University for a planning exercise. Each table had a map, trace paper, and markers that allowed students to visually express their ideas. At the end of each session, high school students from each group reported back on their “big ideas.” Additionally, a comment board was strategically placed to gather comments on what students appreciate in Ucluelet and what needs improvement.



## Results

Overall, the participants appreciated the location of Ucluelet, nature, beautiful surroundings and wildlife. The sense of community and unique coastal experiences were also mentioned as ingredients that make Ucluelet unique.

The results from these sessions have been categorized into themes. This data will build on the existing consultation results from the previous Official Community Plan consultation events.

Key topic areas identified from the stakeholder consultation sessions include:

1. **Recreation:** Results from the comments collected from these sessions reflect the need for:
  - a. More universal recreation activities and programming;
  - b. More indoor recreation options like an air house facility, basketball court, parkour course, climbing wall, as well as outdoor facilities like mountain biking trails and ocean tubing;
  - c. Improved maintenance and periodic upgrades of recreation facilities and amenities;

- d. Improved drainage in the sports fields; and,
  - e. Increased flexibility of facilities operating time.
2. **Housing:** From the consultation session comments, it was noted that inadequate housing and lack of affordable housing has made it difficult for young families to settle in Ucluelet. Additionally, the housing shortage has made it difficult for the retail and hospitality industry to retain workers.

Comments under this theme indicate the need for;

- a. More housing options like tiny homes, treehouses and secondary suites; and,
  - b. More affordable housing options that could be achieved through exploration of housing options such as secondary suites and apartments.
3. **Transportation, Sidewalks and Roadways:** This was a frequent topic that came up in all the 3 sessions. Most students who attended the consultation event are entirely dependent on the bus as the main mode of transport to school.

Under transportation the following sub themes were identified;

- a. **Connectivity:** Most students highlighted the lack of a viable transportation option connecting Ucluelet to other communities. High transport costs was also brought up as an issue affecting connectivity between Tofino and Ucluelet. Need for shuttle/transit between Tofino and Ucluelet year-round was identified in the consultation sessions. Marine transportation, improved trail networks and a centralised bus service came up as a possible solution for connecting Ucluelet to the neighbouring communities; this could be through using water taxis or shuttles to connect Ucluelet to reserve lands.
- b. **Innovation:** Innovative approaches for improving sidewalks were mentioned in the consultation sessions. They included; Innovative sidewalks: trampoline sidewalks, painted sidewalks
- c. **Safety:** Comments from the stakeholder consultation indicate the need to improve lighting along sidewalks as well as upgrading and maintaining existing sidewalks. One of the streets mentioned in the consultation session that require more lighting for better pedestrian safety is Helen Road.
- d. **Aesthetics:** the need for more landscaping which includes using hardscape and soft scape elements like walkway paving and planters, not only to make it attractive but also enhance connectivity was mentioned. Other comments also suggested beautification of underutilized areas and making them more visible by using street murals, cherry trees and landscaping

4. **Food & retail:** Some comments indicated the need for more restaurants and food trucks around the downtown area and recreation fields and the addition of chain restaurants such as Tim Hortons in the District. Additionally, the need of multi-use commercial area with clothing stores and sport equipment store was mentioned in the sessions.
5. **Services:** Under this theme, comments indicated the need for a hospital between Ucluelet and Tofino to provide health services. Closely related to that, the comment on the need for veterinary services between Ucluelet and Tofino also came up in this event.
6. **Community and Sustainability:** Some comments suggested that since Ucluelet is a small community, there is a potential of having self-sustaining initiatives such as community gardens for local food sovereignty and security. Also, on the cultural aspect, some comments on the need of a museum were brought up with the purpose of celebrating history, culture and identity.  
  
Participants also expressed the need for community spaces like a community library with public amenities like bathrooms. Also, participants mentioned the need to support community art programs that engage the different age brackets in the community and promote talent.
7. **Challenges:** It should be noted that some students who participated in this consultation event are not residents of Ucluelet. During the sessions, some students indicated that they did not have a lot of knowledge on the existing policies and programs.

## Conclusion

This event was both fun and engaging. The high school students were enthusiastic participants and students from VIU were impressed by the thoughtfulness and depth of understanding exhibited by the younger group. Ideally this engagement could continue as the OCP Project progresses.

## Presentation of Findings Open House:

On Saturday, March 10<sup>th</sup>, 2018 VIU students and faculty, as well as staff from the District of Ucluelet, met at the Ucluelet Community Centre for the second time that weekend to host a wrap-up Open House. Participants were invited to view a series of posters that lined the room regarding the public engagement process and key points of the official community plan, read copies of the 2011 Official Community Plan, Ucluelet's Economic Development Strategy, and 2016 Age Friendly Action Plan, draw points of interest on charrette tables, view a PowerPoint with photos of the weekend,

and leave comments or suggestions. The event was designed to be a relaxing and open space for participants to share their thoughts on current issues in Ucluelet. The posters displayed throughout the room included the following topics:

1. Timeline of project
2. VIU's involvement
3. What is an OCP
4. What We've Heard
5. Charrettes created by youth from Ucluelet Secondary School
6. Economic Development Strategies in Ucluelet
7. Transportation and Movement
8. Natural Environment
9. Growth and Housing
10. Short Term Rentals in Ucluelet
11. Community Emergency Response
12. Parks and Rec Master Plan

In addition to all the posters, there were two large tables set up in the room allowing for participants to leave comments and suggestions as well as participate in a charrette of the District of Ucluelet to highlight areas of specific interest. A large collage of the comments from the high school students was also designed by the VIU students and proved to be a popular stop at the Open House.

### Data Collection

Data Collection ran from 10:00am-2:00pm. The event was advertised through the District of Ucluelet's website and at previous community consultation events over the weekend. During the day students and District Staff were stationed around the room and available to answer all questions of attendees.

Attendants were able to move around freely, stopping at stations that peaked their interest. Participants were encouraged to leave comments, suggestions, or draw on the trace paper at any point during their stay. Comments could be made in three ways:

1. Using post-it notes and a comment board - these comments were visible to anyone who attended the event.
2. Using long 8.5x11in comment forms - this option was meant for those that preferred to have their comments left anonymous (i.e. they were not visible to everyone that attended the event)
3. *Dotmocracy*: on some posters, such as short term rentals, participants could vote on whether they agreed with a statement or not with a green or red sticker.

As noted for the previous consultation events, residents self-selected to attend and the results should not be considered generalizable to the entire population. However, those residents who did attend often spent extensive time at the Open House and clearly are interested in their community. Although attendance was less for this event than others over the three days of consultation, the thoughtful responses of attendees added to the depth of information collected on the OCP review.

## Results

The attendees at this Open House reiterated the comments obtained from previous events. General comments from the event include:

- "Cut down on light pollution - choose correct street lights. Dark sky parts"
- "Edna Bachelor Park would benefit from a row of trees to cut down on noise pollution and light pollution, to beautify it, and to protect the area. This would shelter greenery and protect the proposed garden."
- "Ask tourists what they would like to see happen in this community and why they come here. The District could develop of questionnaire and ask business owners to have their guests fill them in."
- "Main Street and Peninsula hill, a problem Ucluelet has a problem Ucluelet has been dealing with for a long time. Think that one-way traffic is the solution downhill. Stress on Main Bay and Peninsula, Matterson and Peninsula when Marine Drive is finally finished. A one-way should alleviate some of these problems."

## Conclusion

Throughout the consultation weekend a variety of themes were uncovered that are at the forefront of community thought going into the OCP revisioning. From the public engagement events held over the weekend of March 8-10<sup>th</sup>, current community thought was gathered and will contribute greatly to the reformation of the Districts of Ucluelet's Official Community Plan. From all consultation events, five priority findings can be identified:

1. Housing:
  - a. Need for affordable housing
  - b. Clear directions and policies for short and long term rental housing
  - c. Micro-housing
2. Recreational opportunities:
  - a. Pool facilities
  - b. Increased trail network
3. Internal and external Community connectivity
  - a. Internal: sidewalks, roadways

- b. External: public transit to Tofino, and other communities in central Vancouver Island
- 4. Balance development with environmental conservation
  - a. Keep Ucluelet natural and continue to set aside park land as the District is zoned

Two more opportunities to participate include the consideration by Mayor and Council in May 2018 and the Public Hearing on the new OCP bylaw in June 2018.





## STAFF REPORT TO COUNCIL

Council Meeting: June 26, 2018  
 500 Matterson Drive, Ucluelet, BC V0R 3A0

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

**FILE NO:** 6480-20-2018-OCF

**SUBJECT:** UCLUELET OCP – HOUSING ACTION PLAN

**REPORT NO:** 18-65

**RECOMMENDATIONS:**

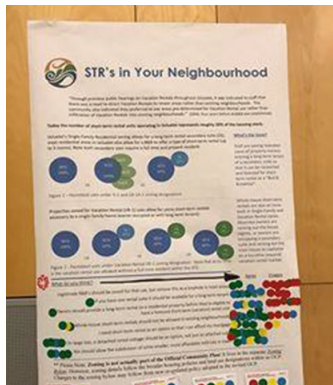
1. **THAT** Council provide feedback on the actions listed in the draft 2018 Housing Action Plan; and,
2. **THAT** the District proceed with commissioning a Community Housing Needs Assessment to analyze the current and emerging housing needs, identify gaps in the spectrum of existing and planned housing supply, and assist in identifying housing priorities in Ucluelet.

**PURPOSE:**

To provide Council with a brief background and preview of OCP housing discussions - plus a draft of potential short-term housing actions - and to seek direction on the immediate task of commissioning a Housing Needs Assessment.

**Background:**

Throughout the engagement of the Ucluelet Official Community Plan Update, initiated in 2016, a primary area of concern recognized by community members, staff and Council has been a suite of issues surrounding the supply and affordability of housing. During community consultation in March, housing was a key topic area and generated excellent discussion and feedback. Staff consider it timely to prompt further discussion focused on housing as the draft OCP takes shape. At the same time, other current community discussions could be informed by a clear picture of what the municipality is doing in this area. It is also timely to consider a series of short-term tasks to move forward on addressing these issues.



The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. Gathered from the census data over the past ten years, Ucluelet has experienced 1.36% annual population growth, or 23 new residents per year; this could be considered strong, positive growth.

Over the same period, visitor growth and non-resident home ownership has also expanded considerably (though the numbers are not captured by the census). The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past year the District has actively monitored and enforced its bylaws on short-term vacation rentals. Approximately 130 short-term rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units, including secondary suites, have been converted to short-term rentals, displacing this supply of vital housing stock.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues. Bill 18 will require local governments to commission a housing needs assessment within 3 years, and update the report every 5 years thereafter. It is expected that a completed needs assessment report will be a pre-requisite to provincial grant funding for affordable housing projects. Bill 23 will enable local governments to designate properties in their zoning bylaws exclusively for rental housing. This spring the federal government has announced new funding for affordable housing, including making land available to municipalities for the development of new affordable housing units. The details of these new regulations and funding have yet to be announced.

**DISCUSSION:** In response to the current housing situation, staff propose that the District pursue the following short-term housing action plan. Subject to Council approval of 2019 and 2020 budgets, the following actions are expected over the next two years:

2018 Short-Term Housing Action Plan:

1. Continue the program to actively monitor and enforce short-term rentals;
2. Commission a community Housing Needs Assessment report;
3. Explore the feasibility of creating temporary seasonal employee housing on municipally-owned property;
4. Look for opportunities to update the District's inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community;
5. Explore and seek community input on zoning amendments to:
  - a. ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental;
  - b. remove standalone short-term rental of single-family homes from the VR-2 zoning designation;
  - c. add options for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.);
6. A number of federally-owned former Parks Canada and RCMP employee housing lots are now designated *Institutional* on the Schedule A Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for the future conversion of these lands to a possible variety of community care, shelter, supportive and affordable housing uses;
7. Explore the use of the new rental zoning powers proposed in Bill 23;
8. Explore the use of Development Cost Charges for affordable housing;
9. As a follow-up to the needs assessment, develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues; and,
10. Develop a District land and development strategy and explore the options for an ongoing affordable housing program.

It is expected that these actions would be revisited in a 2020 amendment to fine-tune the OCP. Meanwhile, these actions would enable the District to better understand the dynamics of the housing market and supply in Ucluelet, and also allow the municipality to be proactive on balancing the community housing needs as new development occurs.

**Process, Timeline and Financial Implications:**

A. Housing Needs Assessment:

Staff are presently working on the draft updated OCP chapters and maps. Engaging a consultant to get started on a Housing Needs Assessment does not need to wait to follow adoption of an updated OCP bylaw. Staff consider this a clear next step and recommend pursuing the assessment as soon as possible. The needs assessment will be a pre-requisite to upcoming provincial grant opportunities, and is expected to become a legislated requirement in the near future. The results of the needs assessment will also provide a solid background to help in the analysis of future rezoning proposals which may affect the amount and diversity of housing supply in the community.

The cost to complete a needs assessment is estimated to be approximately \$20,000. The funding of the needs assessment could be accommodated within the current allotment for the OCP project and other consulting in the 2018 budget. As an alternative, Council could wait to see if provincial grant funding is announced in September (as rumoured) to assist municipalities in undertaking these housing needs assessment reports.

Any additional costs for other tasks which fall outside the regular Planning operating budget would be brought forward to Council for consideration in its budgeting process.

B. Other Tasks:

The other tasks listed are either already underway or could be tackled in the work program over the next two years. As the draft OCP is coming together, staff see the document as a complete and current plan but with a number of areas to be expanded in the short term. Staff anticipate a near-term revision to the OCP to enable the District to adopt a comprehensive “2020 vision” looking at a 30-year horizon to 2050. The proposed housing action plan would provide a number of elements to build toward this.

**OPTIONS REVIEW:**

1. **THAT** Council provide feedback on the actions listed in the draft 2018 Housing Action Plan; **(Recommended)** and,
2. **THAT** the District proceed with commissioning a Community Housing Needs Assessment to analyze the current and emerging housing needs, identify gaps in the spectrum of existing and planned supply, and assist in identifying housing priorities in Ucluelet. **(Recommended);** or,
3. **That** Council defer action on a Housing Needs Assessment until the province has clarified what funding will be available, if any, to assist municipalities with this work.

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





## STAFF REPORT TO COUNCIL

Council Meeting: AUGUST 21, 2018  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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

**FILE NO:** 6840-20-2018 OCP

**SUBJECT:** OCP UPDATE

**REPORT NO:** 18-86

**ATTACHMENT(S):** NONE

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**RECOMMENDATION(S):**

1. **THAT** Council direct staff to prioritize completion of the OCP draft and schedule extra meetings in September for consideration of an OCP adoption bylaw.

**PURPOSE:**

The purpose of this report is to update Council on progress to update the Ucluelet Official Community Plan (OCP) bylaw, and seek direction on next steps.

**BACKGROUND:**

The Ucluelet OCP was last updated in 2011. At the direction of Council, starting in 2016 the Planning department began a process to review and update the OCP with the aim of adopting an updated bylaw before the end of this Council term. Work in 2016 and 2017 primarily entailed public engagement activities by Vancouver Island University and students of the Masters of Community Planning program.

This spring, a well-attended community Open House and other engagement activities gathered feedback from residents on key issues and OCP topic areas. Since that time staff have been working on drafting a new OCP document, including new mapping and Development Permit Area guidelines. A preview of a section of policies and implementation steps was presented to Council in June as the 2018 Affordable Housing action plan.

The work required to prepare a comprehensive draft new OCP is substantial. The approach taken, supported by staff, has been to undertake the re-write of the document in-house. It has proven challenging to find adequate time to focus on this project among the other “day-to-day” demands on the department. Development approvals, building applications, land inquiries and bylaw enforcement activities are all operating at high levels. Consequently, a complete draft of the updated OCP document is not yet ready for Council’s consideration.

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

At this point it will take extraordinary measures to complete the draft OCP document and take it through the necessary steps for Council to be able to adopt a new OCP bylaw by its last regularly scheduled meeting on October 9, 2018.

Planning staff could set aside inquiries and development applications and focus entirely on completing the mapping and text amendments necessary to update the document. Extra meetings would be necessary in September (scheduled around the week of UBCM) to consider first readings of the bylaw, scheduling a public hearing and subsequently considering third reading. Final adoption of the OCP could conceivably still be considered at the October 9, 2018, regular meeting of Council. Staff note that this approach would, by necessity, have the effect of slowing down the processing of development applications, property inquiries and other current projects for a period of time.

As Council is aware, the municipal election will be underway in September and early October. Staff are seeking direction from Council on whether pressing to complete the OCP update this term is a priority. Alternatively, Council could receive the draft and provide direction on desired next steps early in its new term, later this fall.

**OPTIONS REVIEW:**

1. That Council direct staff to prioritize completion of the OCP draft and schedule extra meetings in September for consideration of an OCP adoption bylaw. **(Recommended)**
2. That Council direct staff to continue on the work to update the OCP, and bring the complete draft forward early in the next Council term.

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



## STAFF REPORT TO COUNCIL

Special Council Meeting: SEPTEMBER 18, 2018  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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

**FILE NO:** 6480-20-2018-OCF

**SUBJECT:** UCLUELET OFFICIAL COMMUNITY PLAN BYLAW

**REPORT NO:** 18-89

**ATTACHMENTS:** APPENDIX A – OCF BYLAW NO. 1236, 2018  
APPENDIX B – SCHEDULE 1 TO OCF BYLAW NO. 1236 (OFFICIAL COMMUNITY PLAN)  
APPENDIX C – MAP SCHEDULES TO THE OCF

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**RECOMMENDATION(S):**

**THAT** Council, with regard to the 2018 Official Community Plan (OCF) bylaw update:

1. introduce and give first reading to Ucluelet Official Community Plan Bylaw No. 1236, 2018;
2. refer the OCF to the public and the following agencies for a period of 30 days to invite their input:
  - Ucluelet First Nation;
  - Toquaht Nation;
  - Alberni Clayoquot Regional District;
  - District of Tofino;
  - School District 70;
  - Island Health;
  - Ministry of Transportation and Infrastructure;
  - Pacific Rim National Park Reserve;
  - Ucluelet Recreation Commission;
  - Ucluelet Harbour Advisory Committee;
  - Clayoquot Biosphere Trust;
  - Westcoast Community Resources Society;
  - Alberni Clayoquot Health Network;
  - Wild Pacific Trail Society;
  - Tourism Ucluelet; and
  - Ucluelet Chamber of Commerce;
3. refer the OCF bylaw to the municipal solicitors for legal review; and,
4. direct staff to report back at a future Regular Council Meeting on the input received from the public and the above agencies, and recommend any adjustments to the draft prior to Council considering second reading of Bylaw No. 1236, as amended.

**PURPOSE:**

The purpose of this report is to provide a brief background and explore next steps for the update of the Ucluelet Official Community Plan (**OCP**) bylaw. This report touches on the work done to date, and highlights some key areas where the current draft OCP has been changed or expanded beyond the existing OCP Bylaw No. 1140, which was adopted in 2011.

**BACKGROUND:**

A review of the Ucluelet Official Community Plan (OCP) bylaw was initiated by Council in 2016.

In September of 2016 the District of Ucluelet, along with students and faculty from Vancouver Island University's (**VIU**) Master of Community Planning program, initiated a process to collect community opinions on the District's Official Community Plan. That work led to a series of public engagement events this spring, including a well-attended Open House which sought the opinions of residents on a number of key topic areas. The results of the spring public engagement were presented to Council at its April 24, 2018, meeting.

In June, ONNI Development Corp. held a public information meeting to present a land use concept for its lands. Though outside the municipal OCP review process, the event was well attended by residents and sparked discussion on many topics pertinent to the OCP.

Also in June, staff presented a report on housing issues which included a preview of directions for housing policy and actions related to the OCP and zoning bylaws. Those policy items, endorsed by Council at its June 26, 2018 meeting, have informed the drafting of the revised OCP document.

**OVERVIEW:**

The draft 2018 OCP presented with Bylaw No. 1236 represents a major overhaul of the 2011 Plan. In particular, proposed changes to the OCP include:

1. a new structure organized around the broad themes of Place, People and Systems;
2. writing which attempts to be more inclusive of indigenous perspectives (see Part 1);
3. expanded policies on affordable housing (see Part 3);
4. an updated section on economic development (see Part 4);
5. an updated Long-Range Land Use Plan (see Schedule 'A') reflecting the current zoning (and sub-zones) but also showing the expected evolution of land uses toward the year 2050, particularly in the former Forest Reserve land areas;
6. addition of a Parks and Trails Network map (see Schedule C) showing the location of existing and proposed new parks, trail connections and open space;
7. new mapping and clarification of Development Permit areas for protection of the environment and avoiding natural hazards (see Schedules 'E' and 'G', and DP guidelines in Part 6);



8. updated policies responding to climate change, energy use and sea level rise (see Parts 2 and 6);
9. clarification of Development Permit areas for form and character (see Schedules 'F', and DP guidelines in Part 6); and,
10. an updated section on implementation, including enforcement (see Part 6).

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

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

**New DP Areas:**

One area of notable change in the draft OCP is the mapping and designation of DP areas for protection of the environment and hazardous conditions. These designations would require that the District issue a Development Permit prior to significant land clearing, new construction, subdivision or other defined development activities. Note that minor changes, maintenance and reconstruction activities within existing properties are generally exempt from the DP requirements (see the designations and exemptions listed for each DP area in Part 6).

The designation of these DP areas and the corresponding guidelines are based on our current knowledge and mapping of natural features, best practices among similar municipalities, and a precautionary approach to identifying areas of sensitivity or hazard. As noted in the OCP, areas of sensitivity and/or hazard may exist which are not mapped; further steps are identified should the District wish to clarify and refine the DP designations and guidelines. Conversely lands designated as DP areas may, upon site investigation, be found to not contain features which warrant a DP; exemptions are listed for such cases.

An area where significant refinement is possible lies in a detailed coastal engineering analysis to clarify Flood Construction Levels (FCL) to account for sea level rise and storm surge, and potential tsunami hazards. Such study may result in reduced and/or refined areas shown as subject to flooding on Schedule G, particularly on the inlet side of the peninsula. That level of analysis is beyond the scope of this OCP update, but may be pursued as part of future budget considerations (and likely subject to grant availability). For now, the FCL levels have been mapped taking a

conservative approach, using methodology similar to other jurisdictions in the region (e.g. the Bamfield OCP adopted by the ACRD).

**PROGRESS:**

An OCP is a complex, living document and can always be improved. This is certainly true of the attached draft which is the result of the best efforts by staff - but also reflects the limitations of available time and competing demands. Staff are pleased to recommend the draft as a significant step forward which builds on the 2011 OCP, but recommend that the Plan could still be improved by further input from the public and knowledgeable stakeholders. Staff therefore suggest that the OCP Bylaw No. 1236 be given first reading and then referred for a 30-day period to allow for public and stakeholder comment. The OCP could then be revised to include any improvements or additions, and correct any errors, prior to Council considering second reading of the bylaw and thereafter referral to a formal Public Hearing.

The above approach would put the potential date of adopting the bylaw beyond the current Council term.

Alternatively, Council could give first and second readings to the bylaw at this time and refer the bylaw to a public hearing to be held as early as October 9<sup>th</sup>, 2018. This would allow sufficient time for the necessary statutory notification for the public hearing. Were the bylaw to receive third reading immediately following the input heard at the public hearing on the 9<sup>th</sup>, a Special Council Meeting could be scheduled for Thursday October 11<sup>th</sup>, at which time Council could conceivably adopt the OCP bylaw, prior to the end of this Council term. Should any changes to the Plan be desired as a result of input received up to the public hearing, the bylaw would need to return for re-reading (at second reading) as amended, and then Council would need to schedule and give notice of another public hearing. In short, adoption of the bylaw during this Council term is possible if there is a high degree of confidence in the accuracy and completeness of the Plan, and if Council is confident that the bylaw as written has support from the community.

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

**FINANCIAL IMPACTS:**

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

**POLICY OR LEGISLATIVE IMPACTS:**

There are a number of legislated requirements under the *Local Government Act* for adopting an OCP bylaw: both necessary content and steps in the process. These are discussed in Part 7 of the OCP document.

The requirements for adopting an Official Community Plan bylaw include Council consideration of opportunities for consultation with persons, organizations and authorities as part of the process. The early notification being recommended at this stage would enable the agencies listed, if they so choose, to provide input which could inform the draft bylaw ahead of proceeding to a formal public hearing.

It would also be correct for Council to advance the bylaw to a public hearing and seek input solely through the public hearing process. This route, however, contains less flexibility for amending the Plan in response to the input received (without stepping back to rescind prior readings, etc.).

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

**SUMMARY:**

This report proposes the following:

- that if Council considers that the OCP as drafted generally meets with its expectations, then to initiate the bylaw adoption process by introducing Bylaw No. 1236 and giving early notice to the public and interested agencies, and invite their input over a 30-day period;
- that staff then provide a summary of the input received and any resulting revisions to the OCP document; and,
- that early in its term the new Council would be in a position to proceed with further consideration of the bylaw as amended, including holding a public hearing.

**OPTIONS:**

- THAT** Council, with regard to the 2018 Official Community Plan (OCP) bylaw update:
1. introduce and give first reading to Ucluelet Official Community Plan Bylaw No. 1236, 2018;
  2. refer the OCP to the public and the following agencies for a period of 30 days to invite their input:
    - Ucluelet First Nation;
    - Toquaht Nation;
    - Alberni Clayoquot Regional District;
    - District of Tofino;
    - School District 70;
    - Island Health;
    - Ministry of Transportation and Infrastructure;
    - Pacific Rim National Park Reserve;
    - Ucluelet Recreation Commission;
    - Ucluelet Harbour Advisory Committee;
    - Clayoquot Biosphere Trust;
    - Westcoast Community Resources Society;
    - Alberni Clayoquot Health Network;
    - Wild Pacific Trail Society;
    - Tourism Ucluelet; and
    - Ucluelet Chamber of Commerce;
  3. refer the OCP bylaw to the municipal solicitors for legal review; and,
  4. direct staff to report back at a future Regular Council Meeting on the input received from the public and the above agencies, and recommend any adjustments to the draft prior to Council considering second reading of Bylaw No. 1236, as amended.

**[RECOMMENDED OPTION]**

**or;**

**THAT** Council, with regard to the 2018 Official Community Plan (OCP) bylaw update:

1. introduce and give first reading to Ucluelet Official Community Plan Bylaw No. 1236, 2018;
2. consider Ucluelet Official Community Plan Bylaw No. 1236, 2018, in conjunction with the Budget and Five-Year Financial Plan;
3. consider Ucluelet Official Community Plan Bylaw No. 1236, 2018, in conjunction with the Waste Management Plan;
4. give second reading to Ucluelet Official Community Plan Bylaw No. 1236, 2018;
5. refer Ucluelet Official Community Plan Bylaw No. 1236, 2018 to a public hearing to be held on October 9<sup>th</sup>, 2018;
6. refer the OCP bylaw to the municipal solicitors for concurrent legal review; and,
7. give notice to the following agencies of the Ucluelet Official Community Plan Bylaw No. 1236, 2018, and invite their input prior to or at the public hearing:
  - Ucluelet First Nation;
  - Toquaht Nation;
  - Alberni Clayoquot Regional District;
  - District of Tofino;
  - School District 70;
  - Island Health;
  - Ministry of Transportation and Infrastructure;
  - Pacific Rim National Park Reserve;
  - Ucluelet Recreation Commission;
  - Ucluelet Harbour Advisory Committee;
  - Clayoquot Biosphere Trust;
  - Westcoast Community Resources Society;
  - Alberni Clayoquot Health Network;
  - Wild Pacific Trail Society;
  - Tourism Ucluelet; and
  - Ucluelet Chamber of Commerce.

**or;**

**THAT** Council provide direction to staff on desired changes to the draft OCP and/or process for consulting the public and other organizations and authorities at this time.

7 |

**Respectfully submitted:**

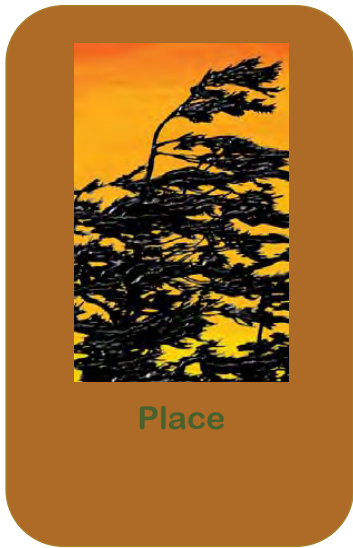
Bruce Greig, Manager of Community Planning  
John Towgood, Planner 1  
Mark Boysen, Chief Administrative Officer



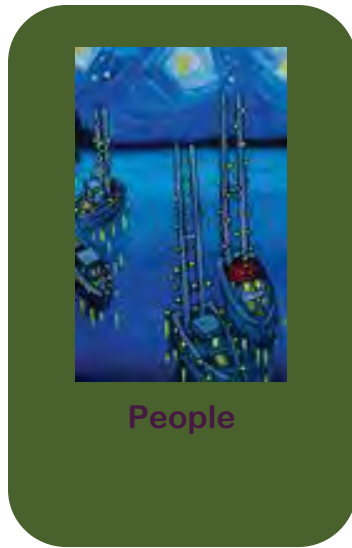
**SPECIAL MEETING OF COUNCIL**  
**Tuesday, September 18, 2018 @ 7:00 PM**  
**George Fraser Room, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**LATE AGENDA ITEMS**

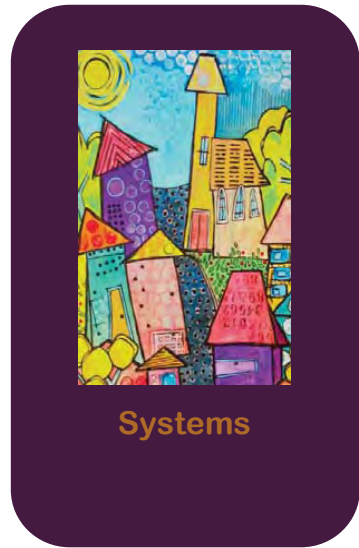
1. Pertaining to Agenda Item No. **8.2 District of Ucluelet Official Community Plan Bylaw No. 1236, 2018**
  - Replace – Schedule 1 to Bylaw 1236 – 2018 Official Community Plan
  - Replace – 2018 OCP Map Schedules A – G



Place



People



Systems



**Official  
Community  
Plan 2018**

Schedule "1" to District of Ucluelet Official Community Plan Bylaw No. 1236, 2018



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

- the mapping magic of Shawn Warner at CGIS;
- the Word wizardry of Nicky Ling at Ukee Infotech;
- Dr. Pam Shaw and the students of the Masters of Community Planning program and Mount Arrowsmith Biosphere Region Research Institute at Vancouver Island University;
- the staff from all departments of the District;

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

Cover artwork by Katsumi Kimoto and Marla Thirsk

**Title:** District of Ucluelet Official Community Plan  
**Prepared By:** Planning and Building Department, District of Ucluelet  
**Status:** Draft 5.4  
**Contact:** Planning Department  
District of Ucluelet  
200 Main Street, Ucluelet BC V0R 3A0  
☎ 250-726-7744

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

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

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# Part One: Introduction

## What is an Official Community Plan & Why Plan

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

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

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

### Ucluelet is:

#### COMMUNITY CHARACTER AND IDENTITY

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

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

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

## COMMUNITY VISION

### Vision

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

### Guiding Principles

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

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

### The Visitor Experience

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

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

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

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

## CONTEXT

### Region and Neighbours

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

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

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

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

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





YFN: Relationship and Reconciliation

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

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

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

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

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

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

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

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

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

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

#### *Protocol Context*

Our community vision is:

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

Our collaborative organizational vision is:

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

#### *Shared Values*

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

##### Relationships

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

- mutual benefit
- patience
- fairness

##### Culture

- appreciation and celebration of different cultures
- traditions
- history

##### Social

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

##### Environment

- sustainability
- do no harm
- interconnectedness
- carbon neutral

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

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

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

**Policy 1.1** Endeavour to understand and consider Indigenous perspectives when making decisions on land-use issues.

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

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

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

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

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

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

#### What is a 'policy'?

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

#### Point in Time & History; View to 2050

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

Adopted in 2018, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary in the short term to adjust or more clearly define the community direction and priorities.

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

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

#### Greenhouse Gas Targets

**Policy 1.7** The District will work with other governmental and non-governmental partners to promote the following per capita reductions in GHG emissions (from the 2007 baseline) within the region and District of Ucluelet:

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

A current GHG emissions inventory for both corporate operations and community activities is underway at the time of writing this plan in 2018. Completion of the inventory will enable evaluation of the short-term target and assessment of what actions will be necessary to achieve the 2050 reductions.

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

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

# Part Two: Place

## Natural Environment

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

### ECOLOGY

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

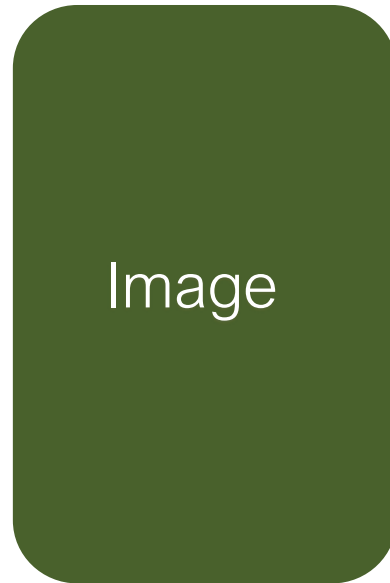
Terrestrial ecosystems provide a home to many large mammals such as bears, cougars and wolves. Bald eagles can be seen regularly soaring the air currents in skies above town.

The marine ecosystem surrounding the peninsula includes salmon, sea lions, otters, migratory and resident grey, humpback and orca whales, seabirds, and an additional 240 species of birds.

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

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

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



## WILDLIFE

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. The frequency of human contact with these large mammals increases as new lands are developed. As human development spreads out and encroaches upon wildlife habitat, the wildlife and human interaction increases.

As the foraging areas, migration paths and game trails for wildlife are reduced and human contact increases, normally submissive species such as bears, cougars and wolves can begin to become habituated to human activities. They may become accustomed to odours and noises and less afraid of cars, bicyclists and runners.

Game trails and migration pathways in the area that have existed for hundreds or even thousands of years are encroached upon by development causing animals to learn, evolve and cope with human activity. Within town limits bears are particularly drawn to berry patches and trash which is not bear-proofed.

Development in Ucluelet's future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce wildlife impacts through a wildlife smart program.

Prevention methods include keeping garbage inside until the day of pick up, bear proof dumpsters, properly functioning compost and networks of communication between friends and neighbours about sightings. Prevention is a win-win situation because both people and wildlife benefit. It will be beneficial to the District of Ucluelet to continue working with the National Park Reserve on wildlife programs.

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

## ENVIRONMENTAL PROTECTION

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

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

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

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

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

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

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

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

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

**Policy 2.3** Properties greater than 0.8 hectare in size will require an Environmental Impact Assessment to evaluate the impacts of a proposed development on the natural environment and for the protection of developments from hazardous conditions.

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

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

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

**Policy 2.7** Promote solid waste management practices that discourage attraction of wildlife.

**Policy 2.8** Explore bylaw amendments and education for options to allow backyard husbandry of poultry while avoiding attracting wildlife.

**Policy 2.9** Explore, with public input, the merits of defining and initiating a system of municipal permitting prior to removal of the most significant, mature trees in the community.

**Policy 2.10** Given that all land in the community is proximate to watercourses and the ocean, and given the significant rainfall

experienced in Ucluelet, discourage the cosmetic use of pesticides anywhere in the District.

**Policy 2.11** Lobby the provincial government to institute a province-wide system of regulating the cosmetic use and sale of pesticides.





## CLIMATE ACTION

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

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

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

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

In 2018, Council committed to the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program. The municipality has committed to achieving Milestone 3 by 2018 and Milestone 5 by 2020.

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

- transportation
- land use and development
- buildings
- public infrastructure and facilities
- community energy systems
- solid waste

### Our Goals:

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

## Greenhouse Gas Targets

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

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

## GHG Policies - Land Use and Development

**Policy 2.12** Support the walkability and bike-ability of the community.

**Policy 2.13** Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

**Policy 2.14** Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

**Policy 2.15** Focus municipal and other government facilities within this compact core.

**Policy 2.16** Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.

## GHG Policies - Transportation

**Policy 2.17** Encourage pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.18** Expand infrastructure to support vehicle electrification in public places, businesses and residences.

**Policy 2.19** Expand the Wild Pacific Trail network as opportunities arise.

**Policy 2.20** Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.

**Policy 2.21** Encourage BC Transit to create a local transit loop to serve most destinations within the community with a high level of services, and focus development along this transit corridor.

**Policy 2.22** Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.

**Policy 2.23** Provide weather protection at stops for future local and regional transit buses.

**Policy 2.24** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.25** Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.

**Policy 2.26** Encourage adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.27** Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.

GHG Policies - Buildings

**Policy 2.28** Explore options for incorporating high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency by 2020.

**Policy 2.29** Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.

**Policy 2.30** Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

**Policy 2.31** Support the transition from heating oil to lower-carbon building heating systems.

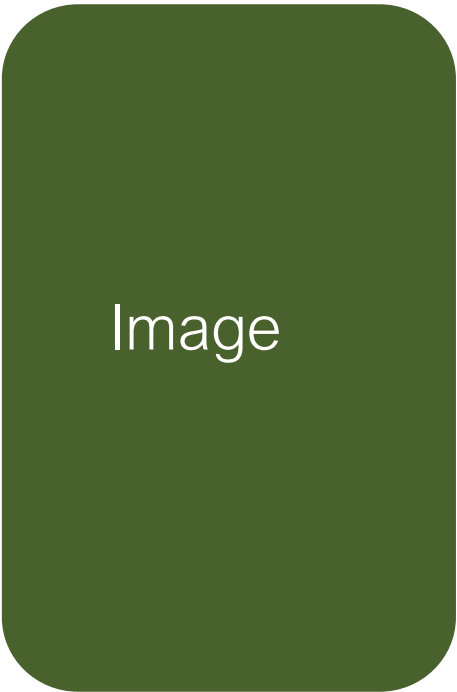
GHG Policies - Public Infrastructure and Facilities

**Policy 2.32** Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.

**Policy 2.33** Establish policies that focus light energy only onto areas where illumination is required and restricting the spillover of light to the night sky and intrusion into adjacent properties.

**Policy 2.34** Consider external lighting technologies that reduce energy consumption.

**Policy 2.35** Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



GHG Policies - Renewable Energy

**Policy 2.36** Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and waste water heat recovery sources.

**Policy 2.37** Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

**Policy 2.38** Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

GHG Policies - Solid Waste and Waste Management

**Policy 2.39** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible

**Policy 2.40** While acknowledging the challenges that come with minimizing wildlife conflicts in this setting, explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

GHG Policies - Awareness, Education and Outreach

**Policy 2.41** Distribute information on measures that individuals and businesses can take to reduce GHGs on the District's web site and public mailings, tax notices, etc.

**Policy 2.42** Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

GHG Actions - Community Energy and Emission Plan

**Policy 2.43** The District will create and implement a Community Energy and Emissions Plan (CEEP) to include a set of detailed actions to support the District's GHG reduction targets and OCP policies.

## Parks, Trails and Open Space

### Our Goals:

A connected and legible parks and trails network which supports:

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

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

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

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

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

**Objective 2G** Respond to the anticipated growth in the community and tourism sector to meet the needs and demands of residents and visitors.

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

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

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

## PARKS

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

**Policy 2.44** Park land dedication and acquisition is a key strategy in conserving the District's natural areas and ecosystems.

**Policy 2.45** Existing parks and trails are to be maintained and protected for public use and environmental preservation.

**Policy 2.46** When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.

**Policy 2.47** Budget for the continued maintenance and replacement of parks equipment.

**Policy 2.48** Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

**Policy 2.49** Develop an integrated plan for improving and connecting public open spaces and pathways.

**Policy 2.50** The priorities for new parks & trails projects are:

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

Future parks & trails projects could include:

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

## TRAILS

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

### Wild Pacific Trail

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

**Policy 2.51** As development extends into former Forest Reserve lands, it is the District's aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

**Policy 2.52** Explore with property owners, the Alberni Clayoquot Regional District and the Yuułuᑦᑭᑦᑭᑦᑭᑦᑭᑦ First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

**Policy 2.53** Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

### Safe Harbour Trail

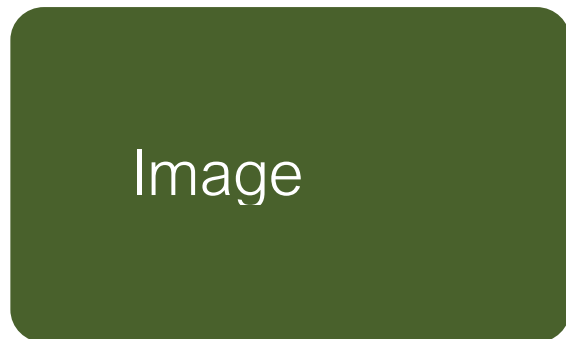
**Objective 2K** A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by

existing residential or marine commercial activities, connecting seamlessly with town pathways.

**Policy 2.54** Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island and Olsen Bay.

**Policy 2.55** As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

**Policy 2.56** Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.



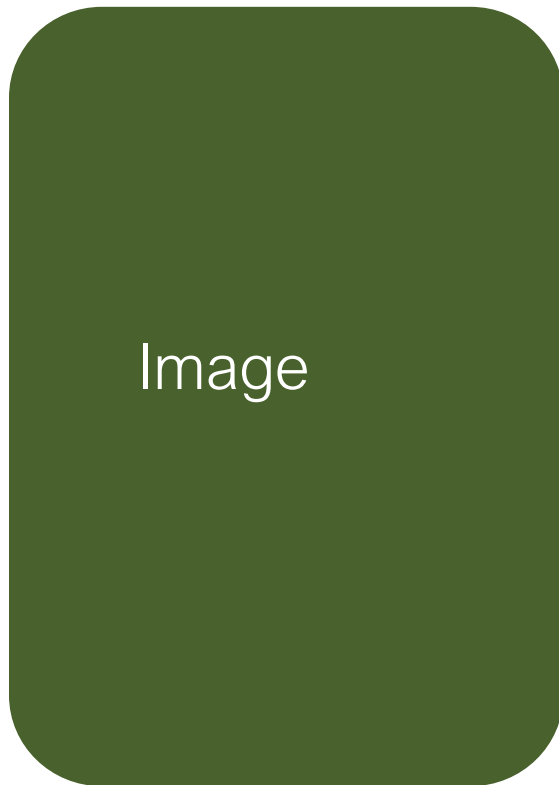
#### OPEN SPACE & GREENBELTS

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

**Policy 2.57** Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

**Policy 2.58** Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

**Policy 2.59** Enhance public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.





## Transportation and Movement

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

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

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

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

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

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

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

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

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

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

Our Goals:

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

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

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

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

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

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

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

#### GENERAL TRANSPORTATION NETWORK

**Policy 2.60** Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

**Policy 2.61** Promote mobility opportunities which minimise greenhouse gas emissions.

**Policy 2.62** Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

**Policy 2.63** Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

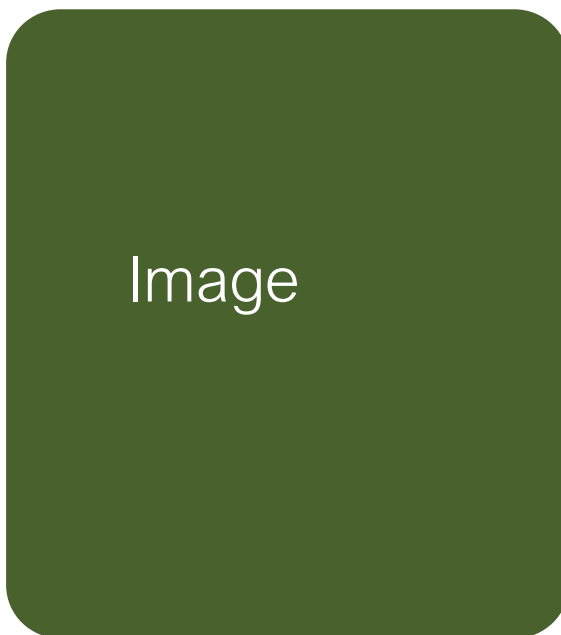
**Policy 2.64** When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

**Policy 2.65** Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

**Policy 2.66** Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

**Policy 2.67** As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

**Policy 2.68** Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



#### NETWORK IMPROVEMENTS - VILLAGE CENTRE

**Policy 2.69** Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

**Policy 2.70** Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

**Policy 2.71** As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

**Policy 2.72** Include a landscaped median, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

**Policy 2.73** Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

**Policy 2.74** Upgrade Peninsula Road in phases in the following sequence:

- Marine Drive to Matterson Drive
- Matterson Drive to Bay Street
- Bay Street to Lyche Street
- Lyche Street to Seaplane Base Road

**Policy 2.75** Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

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

**Policy 2.76** As development occurs, connect Cedar Road to Lyche Road.

**Policy 2.77** Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

**Policy 2.78** Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.

#### MARINE TRANSPORTATION

**Policy 2.79** Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

**Policy 2.80** Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

**Policy 2.81** Improve options for boat trailer parking near the ramp at Seaplane Base Road.

**Policy 2.82** Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

**Policy 2.83** Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

**Policy 2.84** Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

**Policy 2.85** Explore opportunities to improve public access to the ocean via District-owned lands.

## PEOPLE ON FOOT

### Our Goals:

The District endorses the following pedestrian charter:

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

**Policy 2.86** Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

**Policy 2.87** Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.88** Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

**Policy 2.89** Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

#### PEOPLE ON BICYCLES

**Policy 2.90** Work to implement the bicycle route network as shown on Schedule B: Transportation Network

**Policy 2.91** Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.

**Policy 2.92** Ensure adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.93** Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.

**Policy 2.94** Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

#### PEOPLE ON TRANSIT

**Policy 2.95** Identify priority locations for improved bus stop facilities including weather protection.

**Policy 2.96** Work with the local bus operator to consider improved local bus service, including a connection to the Community Centre.

**Policy 2.97** Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

#### PEOPLE IN AUTOMOBILES

**Policy 2.98** Include electric vehicle charging facilities at municipal parking lots, where feasible.

**Policy 2.99** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.100** Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.

**Policy 2.101** Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.

**Policy 2.102** Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.

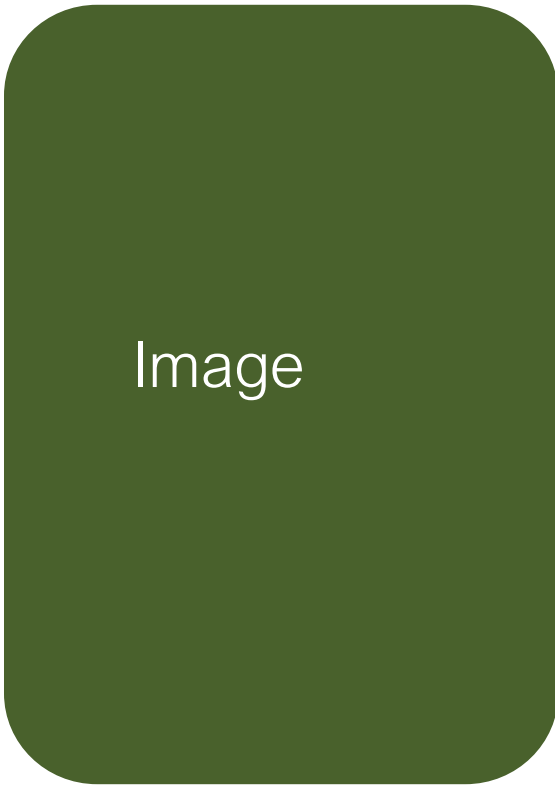
PEOPLE MOVING FISH

**Policy 2.103** Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

**Policy 2.104** Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

**Policy 2.105** While recognising the need for short-term truck staging on Alder Road to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

**Policy 2.106** Encourage truck staging and storage on appropriately zoned light industrial lands.



# Part Three: People



## Community Health, Safety and Wellbeing

### Our Goals:

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

### FIRE AND EMERGENCY SERVICES

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

The Ucluelet Volunteer Fire Brigade has been providing fire protection services for the community for 69 years. Each year the UVFB responds to an average of 110 callouts for fire, motor vehicle accidents and medical first responder calls.

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

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

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

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

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

BC Ambulance Service  
Canadian Rangers  
District of Ucluelet  
Emergency Social Services  
Pacific Rim National Park  
Royal Canadian Mounted Police  
Royal Canadian Marine Search and Rescue  
School District 70  
'tukwaa?ath (Toquaht Nation)  
Ucluelet Volunteer Fire Brigade  
West Coast Inland Search and Rescue  
Yuulu?ii?ath (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

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

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

**Objective 3B** Increase community capacity to respond to emergencies.

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

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

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

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

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

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

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

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

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

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

## COMMUNITY SAFETY

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

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

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

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

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

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

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

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

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

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

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

## HEALTH AND WELLBEING

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

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

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

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

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

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

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

**Objective 3I** To positively affect the overall health and well-being of the community by providing the best in recreation, tourism and parks services.

**Objective 3J** To provide inclusive opportunities for quality recreational services, community events, conferences,

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

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

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

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

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

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

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

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

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

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

#### RECREATION

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

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

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

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

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

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

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

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

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

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

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

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

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

#### FOOD SECURITY

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

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

**Policy 3.30** Support community gardens on appropriate public lands.

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

**Policy 3.32** Support appropriate wildlife-smart organic waste composting.

**Policy 3.33** Support the development and implementation of a Coastal Addendum to the Alberni Agriculture Plan.

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

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

#### HERITAGE AND CULTURE

##### Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuułuʔiłʔatḥ (Ucluelet First Nation). Many ancient sites and artefacts are scattered throughout the District.

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

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

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

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

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

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

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

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

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

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

**Policy 3.36** Work with the Yuuluʔiʔaṭh First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites and features.

**Policy 3.37** Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.

**Policy 3.38** For development on parcels of 2.0 hectares or greater, for subdivisions of more than 3 lots, and on lands containing or adjacent to known traditional use areas or archaeological sites as identified by First Nations and/or the Heritage Conservation Branch, the District will require property owners to conduct an archaeological overview that has been reviewed by the Yuuluʔiʔaṭh First Nation before clearing or altering land in any way.

**Policy 3.39** Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, such proposals will be referred to the provincial Heritage Conservation Branch.

**Policy 3.40** Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

**Policy 3.41** Seek First Nations’ input on District heritage and cultural matters and events.

**Policy 3.42** Invite input from the Yuuluʔiʔaṭh First Nation on the use of traditional names in areas of significance to the indigenous

community, and to find opportunities to highlight the Nuu-chah-nulth language where appropriate.

**Policy 3.43** Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.

**Policy 3.44** Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

**Policy 3.45** Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

**Policy 3.46** Support heritage preservation and stewardship of District-owned heritage resources.

**Policy 3.47** Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

**Policy 3.48** Identify and connect places of historical significance as part of the future Ucluelet walking tour;

**Policy 3.49** Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

**Policy 3.50** Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to "draw your community".



## Land Use, Housing and Managed Growth

### LAND USE CATEGORIES

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

#### Commercial

##### Village Square Commercial

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

These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and multi-family residential (e.g. apartments and residential units above retail stores).

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

##### Service Commercial

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as

motels, restaurants, personal and retail services, service stations and automobile repair.

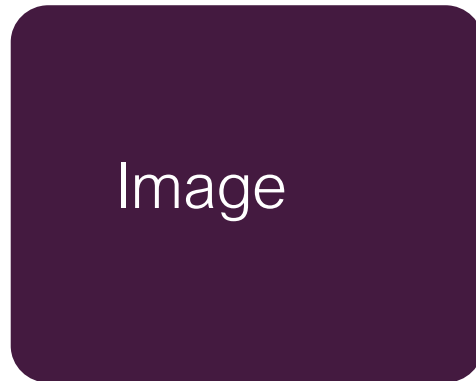
##### Tourist Commercial

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

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

##### Neighbourhood Commercial

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



#### Parks and Open Space

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

#### Single-Family Residential

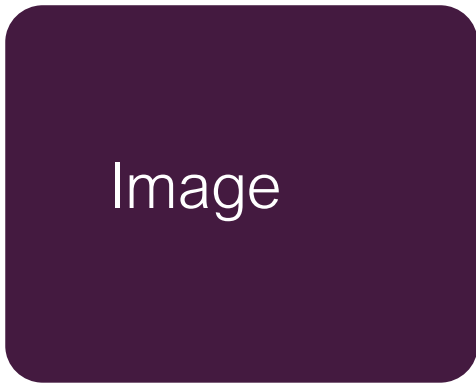
This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

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

#### Multi-Family Residential

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

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



#### Industrial

##### Light Industrial

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

##### Marine Industrial

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

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

#### Institutional

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions.

#### Water Areas

##### Water Lots

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

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

##### Small Craft Harbour

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

##### Marine Conservation

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

### Village Square and Commercial Core

#### Village Square

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

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

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

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

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

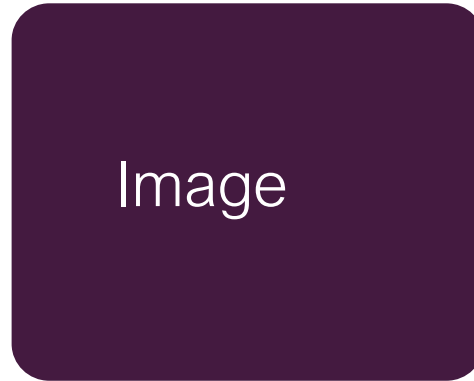
Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

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

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

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

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



Village Square Policies:

**Policy 3.51** The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square. This area is also designated as the Village Square Development Permit Area for form and character (see Schedule 'F' for form and character DP mapping and Section 6 [Implementation](#) for details of the DP designation, applicability and guidelines.)

**Policy 3.52** New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

**Policy 3.53** Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

**Policy 3.54** The District of Ucluelet continues to recognise the importance of the harbour to the District's economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

**Policy 3.55** Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

**Policy 3.68** Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

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

**Policy 3.57** Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

**Policy 3.58** The District encourages Canada Post to maintain the community post office within the Village Square area.

**Policy 3.59** Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

**Policy 3.60** Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

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

The Dock (designated as Water Lot) is considered appropriate for specific marine uses, such as net mending, Francis Barkley passengers and ferrying and fish markets. Vessel offloading, and other heavy industrial uses are not encouraged at Main Street Dock; other docks within the Harbour may be more suitable for such activities.

**Policy 3.61** Enhance and improve public access to the water by encouraging access or viewpoints within all new developments

that are adjacent to the water, including those adjacent to water lots.

**Policy 3.62** Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

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

**Policy 3.63** Support the operating fish plant and associated industry; consider opportunities such as guided tours through the

fish plants, a museum to showcase the industry and sports fishing opportunities;

**Policy 3.64** Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

- stair / ramp at corner of Main Street and Helen Road
- pedestrian walkway on Fraser Lane
- reconstruct municipal hall parking entrance and tot lot
- pedestrian walkway on Helen Road: Main to Matterson
- pedestrian walkway on north side of Peninsula Road: Main to Bay
- pedestrian walkway on Cedar Road: Main to Bay

## Commercial

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

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

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

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

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

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

## General Commercial Policies:

**Policy 3.65** Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs.

**Policy 3.66** Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

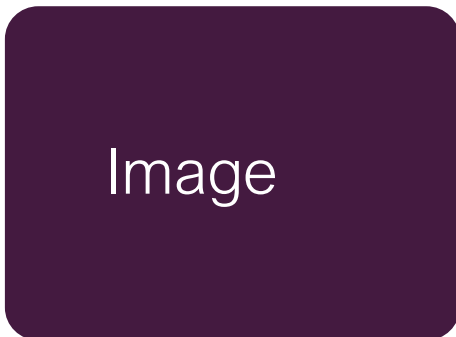
**Policy 3.67** Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

**Policy 3.68** Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the and residential units above service commercial uses (CS-2 zone).

**Policy 3.69** Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.

**Policy 3.70** Support climate action strategies by:

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



**Service Commercial**

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

**Service Commercial Policies:**

**Policy 3.71** Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

**Policy 3.72** Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

**Policy 3.73** Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

**Policy 3.74** Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

**Policy 3.75** Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.



### Tourist Commercial

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

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

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

#### Tourist Commercial Policies:

**Policy 3.76** Concentrate large scale tourist commercial developments within the following general areas:

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

**Policy 3.77** Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).

**Policy 3.78** Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact

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

**Policy 3.79** Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:

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

**Policy 3.80** Encourage development forms that maximise tree retention for undeveloped sites.

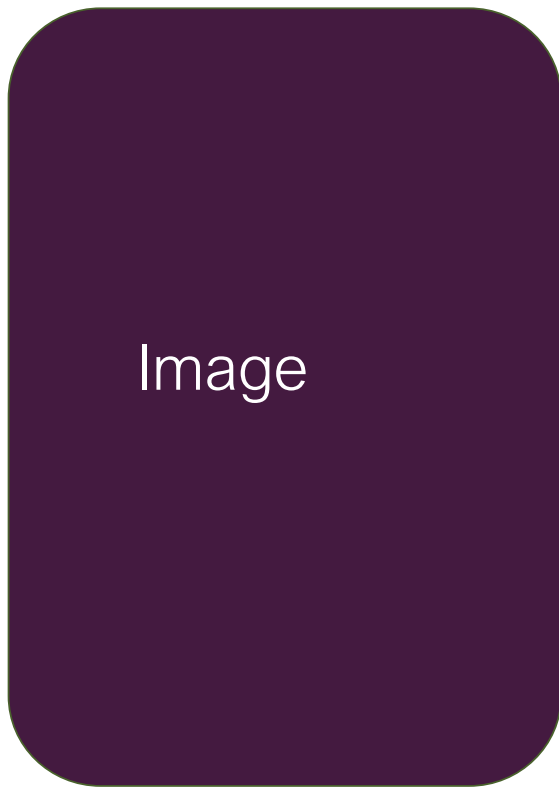
### Industrial

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

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

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

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



Industrial Policies:

**Policy 3.81** Support the protection of the District's industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

**Policy 3.82** Encourage industrial uses that will achieve higher employment and land use densities.

**Policy 3.83** Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

**Policy 3.84** Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

**Policy 3.85** Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

**Policy 3.86** Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.

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

**Policy 3.87** Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the

CD-1 ("Eco-Industrial Park") Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space.

**Policy 3.88** Continue to recognise the importance of the harbour to the Ucluelet's economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

**Policy 3.89** Support the creation of more detailed plan for Ucluelet's Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

**Policy 3.90** Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

**Policy 3.91** Support the fish plant and supporting industry located within the Village Square designation.

**Policy 3.92** Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

**Policy 3.93** Support the expansion of the District's industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

**Policy 3.94** Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

**Policy 3.95** Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

**Policy 3.96** Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

**Policy 3.97** Encourage the provision of cycling end-of trip facilities, such as bike parking in industrial areas.

**Policy 3.98** Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

**Policy 3.99** Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

**Policy 3.100** Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses.

**Policy 3.101** Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

**Policy 3.102** Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

**Policy 3.103** Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

**Policy 3.104** There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

### Institutional

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

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

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

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

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

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

Other institutional uses with the community include:

- Recreation Hall on Seaplane Base Road
- Sewage treatment facility on Hyphocus Island
- Forest Glen Seniors Housing (St. Jacques Boulevard)
- Ucluelet Volunteer Fire Brigade;
- Food Bank on the Edge
- Canada Post community post office
- Army Navy & Air Force Club (Peninsula Road)

#### Institutional Policies

**Policy 3.104** Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events.

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

**Policy 3.105** Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

**Policy 3.106** Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

**Policy 3.107** Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach).

**Policy 3.108** Recognise and support the role of schools as neighbourhood focal points and social centres.

**Policy 3.109** Encourage Canada Post to maintain a location for the community post office within the Village Square area.

**Policy 3.110** a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

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

## Marine

### Small Craft Harbour/ Marine

The jurisdictional boundary for the District of Ucluelet extends approximately 200 metres into the Pacific Ocean surrounding the Ucluth peninsula, as shown on Schedule A. It is the intent of the District to regulate uses contained within the water areas to the full extent of its jurisdiction.

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

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

A number of leases of provincial Crown foreshore have been created over the years. To date, the development potential of these water lots has not been regulated by the municipality.

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

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

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

The water areas of Ucluelet are generally designated as either:

- Small Craft Harbour (three water lots)
- Water Lot (majority of water lots)
- Marine Conservation (remaining water areas not in registered water lots)

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

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

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

General Policies:

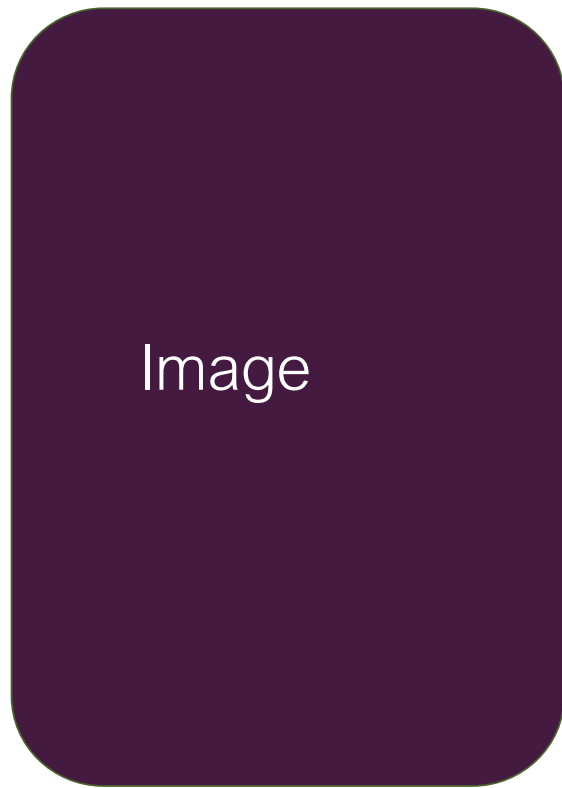
**Policy 3.111** Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

**Policy 3.112** Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

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

**Policy 3.113** The District shall:

- Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas;
- Support marine ecology and marine education facilities within the Harbour;
- Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks;
- Support transient boat moorage provided adequate sanitation facilities are located nearby;
- Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water;
- Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations
- Explore ways and means of generating revenue to fund Harbour infrastructure.





### Small Craft Harbours

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

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

#### Small Craft Harbour Policies:

**Policy 3.114** Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

**Policy 3.115** Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

**Policy 3.116** Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

#### Water Lot Policies:

**Policy 3.117** A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

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

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

**Policy 3.118** The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.

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

### Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as "Marine Conservation".

#### Marine Conservation Policies:

**Policy 3.119** A comprehensive review of the area within the Marine Conservation designation will be carried out by the District.

Until this time, the only uses permitted within the area are environmental conservation and transient recreation. Residential use of long-term vessel or houseboat moorage is not permitted.

## Residential

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

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

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

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

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

Over the past year the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 140 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

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

Affordable Housing is defined as:

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

### Affordable Housing

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

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

Other industries are growing in Ucluelet and struggle to house a growing work force. Youth looking to leave home are forced to leave the community because of escalating housing costs.

Seniors looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

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

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

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

Bill 18 will require local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Bill 23 will enable local governments to designate properties in their zoning bylaws exclusively for rental housing. The federal government has announced that new funding for affordable housing, including making land available to municipalities for the development of new affordable housing units. The details of these new regulatory and funding announcements are not yet clear.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and

to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

**Policy 3.120 Short-term Housing Action Plan:**

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

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

It is expected that these actions will be revisited in a 2020 amendment of this OCP.

**Affordable Housing Policies:**

**Policy 3.121** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square, seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

**Policy 3.122** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.123** Ensure larger developments are required to provide affordable housing as a portion of each development phase.

**Policy 3.124** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.125** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.126** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.127** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.128** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.129** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.130** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.131** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.132** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

#### Residential – Multi Family

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

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

#### Multi Family Residential Policies:

**Policy 3.133** Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

**Policy 3.134** Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

**Policy 3.135** Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

**Policy 3.136** Explore the use of coach houses and other forms of low-to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

**Policy 3.137** Encourage the provision of underground or concealed parking and affordable housing units.

#### Residential – Single Family

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

#### Single Family Residential Policies

**Policy 3.138** Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

**Policy 3.139** Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

**Policy 3.140** Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

**Policy 3.141** Identify Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development.

**Policy 3.142** Encourage residential development adjacent to Spring Cove (e.g. Lot 12129) that maximises creek preservation, fits with the natural environment and extends public access through the Safe Harbour Trail along the shoreline.

Residential – General

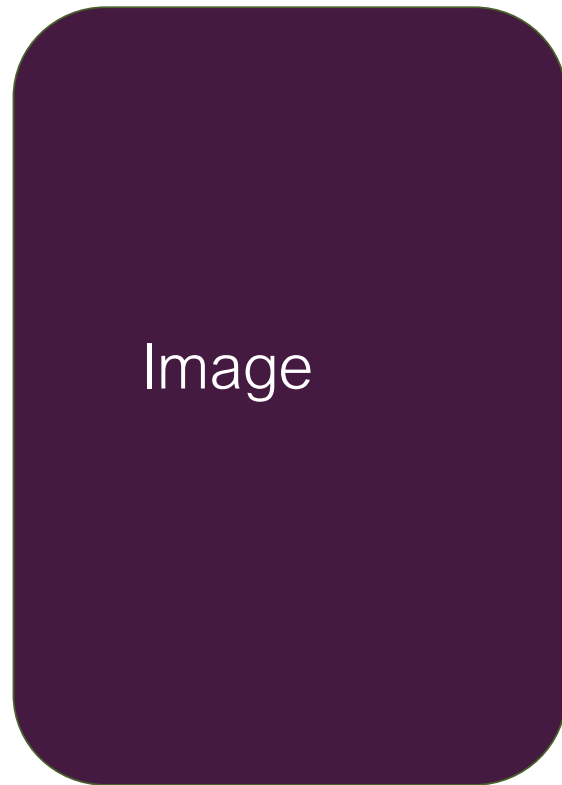
General Housing Policies

**Policy 3.143** Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

**Policy 3.144** Explore density bonuses for incorporating energy efficiency in existing and new buildings.

**Policy 3.145** Cluster residential units to preserve natural areas where possible.

**Policy 3.146** Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



### Future Comprehensive Planning Areas

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

### Former Forest Reserve Lands

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

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

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



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

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005 and 2006, these agreements committed the owners to additional information requirements including native vegetation

management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening 12 years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

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

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

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

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

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

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

**Policy 3.147** Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

**Policy 3.148** Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

**Policy 3.149** A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

**Policy 3.150** The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.



**Policy 3.151** Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, xeriscape (drought resistant) landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

**Policy 3.152** The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

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

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

**Policy 3.153** Gates, guard houses, and other means of restricting public access are not permitted.

**Policy 3.154** Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

#### General Future Comprehensive Planning Area Policies

**Policy 3.155** Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

**Policy 3.156** The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Only those Industrial uses that need water access will be considered for this area.

**Policy 3.157** The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned primarily as a residential community with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

**Policy 3.158** All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

**Policy 3.159** Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the intention to retain and protect as many healthy trees or pockets of forest cover as possible.

**Policy 3.160** Hyphocus Island is designated as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant commercial, tourist commercial or resort development. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);

**Policy 3.161** Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

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

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands.

**Policy 3.162** The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable

and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.163** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.164** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

# Part Four: Systems

## Servicing and Infrastructure

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

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

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

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

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

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

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

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

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

### Water Supply

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

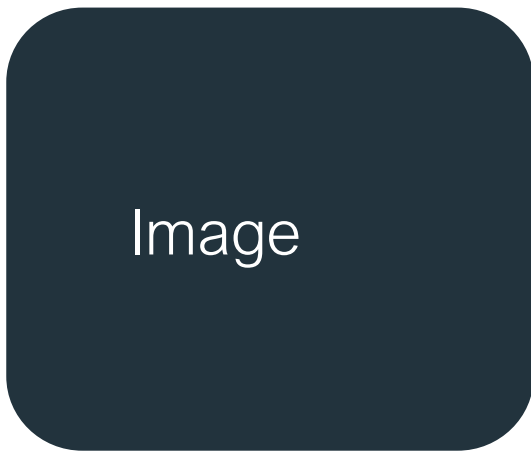
In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current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

### Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and

emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway (1,400 m<sup>3</sup> of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m<sup>3</sup> of storage) for a total capacity of 2,700 m<sup>3</sup>.

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



### Sanitary Sewer

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

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

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

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

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

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

#### Stormwater Management

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

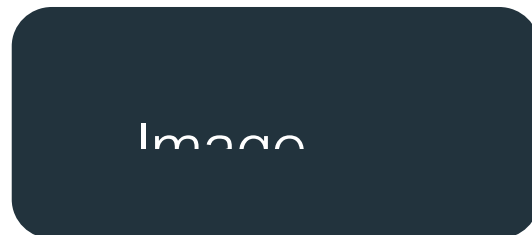
#### Solid Waste and Recycling

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

**Objective 4I** Reduce the amount of waste requiring disposal.

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

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



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

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

All major development proposals will be referred to ACRD for comments pertaining to solid waste and recycling as part of the municipal approval process.

The 2006 'Human-Bear Conflict Management Plan' guides consideration of development proposals and necessary actions to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

#### Servicing Policies

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

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

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

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

**Policy 4.5** Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance

costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

**Policy 4.6** Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

**Policy 4.7** Plan for water conservation as a necessary part of future development in order to reduce peak demand requirements and meet funding criteria from Provincial and Federal governments.

**Policy 4.8** Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

**Policy 4.9** Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

**Policy 4.10** Continue an active program to reduce inflow and infiltration into the sewage system.

**Policy 4.11** Continue an active program for detecting leaks and unauthorized water use.

**Policy 4.12** Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

**Policy 4.13** Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

**Policy 4.14** Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

**Policy 4.15** Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

**Policy 4.16** Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.

**Policy 4.17** Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

**Policy 4.18** Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

**Policy 4.19** Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

**Policy 4.20** Encourage community waste reduction and recycling.

**Policy 4.21** Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

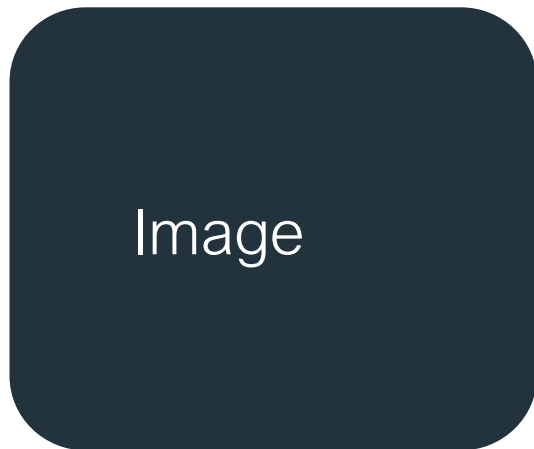
**Policy 4.22** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

**Policy 4.23** Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

**Policy 4.24** The number of District-owned and operated sewer pump stations should be minimised.

**Policy 4.25** Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

**Policy 4.26** Utilize energy-efficient street lighting to reduce energy use.





## Municipal Finance, Governance and Operations

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

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

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

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

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

**Objective 4M** Deliver excellent customer service.

**Objective 4N** Provide best value for money.

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

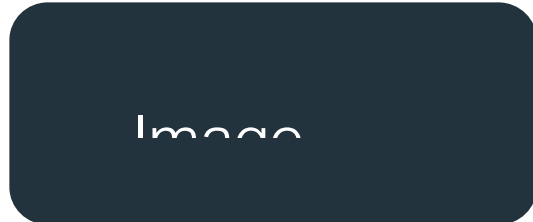
**Objective 4P** Strengthen relationships within the community and with neighbours.

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

**Policy 4.27** Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

**Policy 4.28** Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

**Policy 4.29** Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



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

**Policy 4.30** Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

**Policy 4.31** Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

**Policy 4.32** Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

## Economic Development

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

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

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

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

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

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

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

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

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

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

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

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

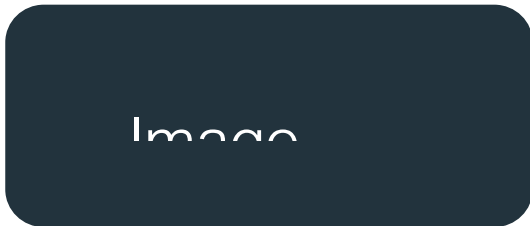
**Objective 4R** Sustain a local economic development structure and tools.

**Objective 4S** Invest in Ucluelet's human potential.

**Objective 4T** Enhance physical infrastructure for economic development.

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

**Objective 4V** Pursue targeted economic development opportunities.



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

**Policy 4.33** As part of an overall strategic review of the long-term demand for municipal resources, assess the level of staffing and/or financial commitment to economic development.

**Policy 4.34** Continue to support a business and employment retention and expansion (UBERE) program.

**Policy 4.35** Communicate Ucluelet's attributes and opportunities for economic development.

**Policy 4.36** Maintain a collaborative relationship on economic development projects with Yuulu?il?ath and 'tukwaa?ath First Nations.

**Policy 4.37** Continue to support the development of a range of housing options, including dedicated staff housing if the need arises.

**Policy 4.38** Continue working to improve the municipal water system.

**Policy 4.39** Continue to work with the Department of Fisheries and Oceans (DFO) and industry to maximise the effectiveness of the harbor for commercial fishing operations.

**Policy 4.40** Support the expansion and diversification of tourism amenities and attractions.

**Policy 4.41** Support ongoing community input into Economic Development.

**Policy 4.42** Continue to support new and expanded post-secondary education and/or advanced research institutions.

**Policy 4.43** Continue to support health service improvements in Ucluelet and the region.

**Policy 4.44** Continue to support programs and events that enhance Ucluelet's unique sense of place and high quality of life.

**Policy 4.45** Explore alternative uses of the Coast Guard lands.

**Policy 4.46** Ensure sufficient supply of industrial land is designated and, when appropriate, serviced for future use.

**Policy 4.47** Support continued improvement to regional transportation infrastructure.

**Policy 4.48** Support the continued operation and expansion of marine support services.

**Policy 4.49** Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

**Policy 4.50** Target technology and energy-related entrepreneurs.

**Policy 4.51** Support the expansion of forestry and wood products manufacturing.

**Policy 4.52** Explore marketing synergies among tourism providers in the west coast region.

**Policy 4.53** Support closer ties between local educational institutions and the business community.

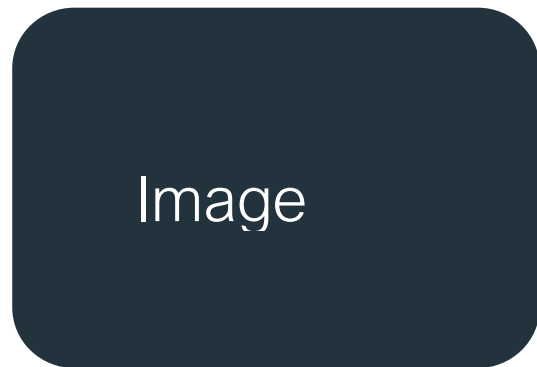
**Policy 4.54** Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

**Policy 4.55** Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

**Policy 4.56** A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

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

**Policy 4.57** Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.



# Part Five: Schedules & Maps

SCHEDULE A: LONG-RANGE LAND USE PLAN  
SCHEDULE B: TRANSPORTATION NETWORK  
SCHEDULE C: PARKS & TRAILS NETWORK  
SCHEDULE D: WATER & SEWER INFRASTRUCTURE  
SCHEDULE E: DEVELOPMENT PERMIT AREAS - ENVIRONMENTAL  
SCHEDULE F: DEVELOPMENT PERMIT AREAS – FORM & CHARACTER  
SCHEDULE G: DEVELOPMENT PERMIT AREAS – HAZARDOUS CONDITIONS

MAP 1: REGIONAL CONTEXT  
MAP 2: REGIONAL INFRASTRUCTURE  
MAP 3: TSUNAMI - ELEVATIONS AND SAFE ZONES

# Part Six: Implementation



## Implementation

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

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

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

Adopted in 2018, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary to adjust or more clearly define the community direction and priorities.

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

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- completion of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- storm surge and tsunami modeling, and refinement of flood construction levels;
- completion of the sewer master plan;

- completion of an integrated stormwater management plan;
- asset management program implementation
- preparation of a community and corporate GHG emissions inventory and Climate Action Plan;
- development of a community monitoring and reporting process

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

## Monitoring

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

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

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

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

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

### Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2018 Climate Action Plan.

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

## Relationship to Other Plans

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

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)

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

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

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

## Regional Context

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

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

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

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

## Development Permit (DP) Area Designations and Guidelines

### Authority

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

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

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

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

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

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

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

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

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

- Coastal Protection (DPA VIII)
- Steep Slopes (DPA IX)

#### DPA General Guidelines

The following General Guidelines apply to DPAs:

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

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

**Guideline 3** The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the *LGA*.

**Guideline 4** A development permit is required for the following development activities except where such activities are specifically exempt:

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, and bridges;

- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

#### Form and Character Development Permit Areas

**Objective:** to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

**Designation:** the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

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

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

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

#### Development Permit Area Exemptions

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit within a single-family residential area;
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;
3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not significantly impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that are consistent with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a

building's whole façade, or additions to the front of a building would require a Development Permit.

6. an addition to a principle building, provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which is consistent with these design guidelines; and,
10. construction, building improvements or site improvements associated with an approved temporary use permit.

#### General Guidelines applying to all Form and Character Development Permit Areas

- F1. All development applications should include a comprehensive design package and a letter of intent to

demonstrate how the proposed development meets the requirements outlined in the applicable Development Permit Area design guidelines. The underlying objectives need to be met for the building design, landscape design, streetscape and signage (as applicable).

- F2. 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;
- F3. 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;
- F4. 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.
- F5. 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. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;
- F7. 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. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;
- F9. 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.



F10. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;

F11. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

F12. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.

F13. 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;

F14. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.



F15. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.





- F16. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.
- F17. As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;



- F18. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;
- F19. Carved or painted wooden signs and individual letters are encouraged;
- F20. Interior-lit plastic sign panels are not supported;
- F21. All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;
- F22. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;

- F23. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:
  - a. Define the edges of outdoor space such as a café seating area;
  - b. Signify a particular spot such as an entrance or gateway;
  - c. Highlight pedestrian corridors;
  - d. Delineate private and semi-private space from public space;
  - e. Beautify a streetscape; and,
  - f. Soften the transition of adjacent land uses.



- F24. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;
- F25. Native trees and plants should be used where appropriate;
- F26. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects

- /British Columbia Nursery Trade Association landscape standards;
- F27. Hardscape materials must be of a “non-skid” type and of durable quality;
  - F28. Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;
  - F29. Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
  - F30. All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
  - F31. Create and maintain 100% of the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule ‘C’ Parks and Trails Network.
  - F32. All new or additional development must be connected to the municipal sanitary sewer system;
  - F33. Stormwater collected from parking areas must be screened using oil and grit interceptors or vegetated bioswales;
  - F34. In order to preserve Ucluelet’s dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground;
  - F35. Energy efficient lighting is encouraged.

### Development Permit Area I (Village Square)

The Village Square Development Permit Area (DPA I) is established for the following purposes:

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

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet’s main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community’s highest densities and built forms, yet is designed to respect public views and the community character.

The objectives which justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community’s core area. Ucluelet is designated a “resort region” under Provincial legislation, and seeks to distinguish itself from nearby Tofino and

other resort regions through its distinctive location, historical development and local attributes, much of which is to be characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community's history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail, service and office development in the area, complemented by specific residential uses.

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:

- F.I.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.
- F.I.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;
- F.I.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property boundaries;

F.I.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;

F.I.5. Properties fronting Peninsula Road and Main Street must be designed to create an eclectic, inviting and pedestrian-friendly streetscape by carefully considering scale, massing and character;

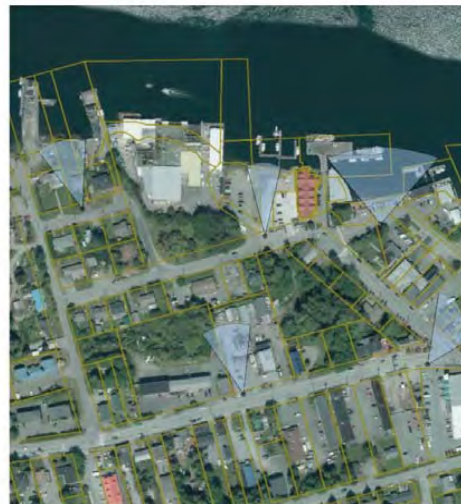


Figure DPA I.1 Important Views - Inlet

F.I.6. New buildings should be sited close (e.g. 0 to 1.5m) to the property line fronting the street, with parking located to the side or rear. Covered porches, canopies or awnings are encouraged.



F.I.7. Some variation in the location of the building frontage relative to neighbouring buildings is encouraged, which will preserve the sense of informality and allow for the creation of useful outdoor areas facing the street.

F.I.8. Zero setbacks from side property lines is supported to create a continuous pedestrian streetscape. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

F.I.9. The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street-oriented development, a series of alleys should lead to an internal system of courtyard and mews type

developments with a mix of uses clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

## Development Permit Area II (Peninsula Road)

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the resort image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and the types of retail and commercial developments found immediately around them are natural draws for people. These types of activities are characterful and evocative of the west-coast lifestyle and Ucluelet is in a strong position to create such a place.

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and



is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District's resort image, the form and character described above needs to translate to the area's architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water's edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community led aspirations to achieve developments of high quality and unified character.

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;



Figure DPA II.1 Important Views - Small Craft Harbour

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;  
All off-street parking areas must be paved and bounded by curbs and gutters;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;

### Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the resort image of Ucluelet;

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;

F.III.2. Landscaped screening strips should be provided:

- Along the property edge next to roadways;
- Between parking areas, roadways and buildings;
- Between different parking areas; and,
- Between buildings and parking areas.

F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;

F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;

F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.

F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.



### Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

Guidelines:

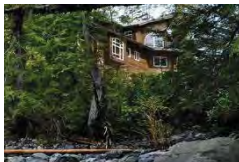
In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

- F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;
- F.IV.2. Sloped roofs, rather than flat roofs, are preferred;
- F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined and acknowledged by using alternative materials and enhanced physical design;
- F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry which relates to the street. Excessive use of blank walls must be avoided;
- F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to 39 feet may be permitted;



- F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;
- F.IV.7. Where buildings are deemed to be in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;
- F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;
- F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;
- F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.
- F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;
- F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub

layer is critical to maintaining the character of the community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;



F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans

shall show pre- and post-development conditions to prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. In order to improve water quality and ground water infiltration, minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;

F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.IV.24. All waste bins must located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

## Environmental Development Permit Areas

**Objective:** to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

**Designation:** the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to protect the natural environment, its ecosystems and biological diversity within Ucluelet.

The following Development Permit Areas are identified on Schedule E, Environmental Development Permit Areas map:

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

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

### General Guidelines Applicable to all Environmental DPAs:

E1. For all lands designated as one or more DP area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;

E2. the QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment's BC Species and Ecosystems Explorer for the categories "plants and animals" and "Ecological Communities" that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.

E4. For all other circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:

- a. A site plan certified by a B.C. Land Surveyor that locates:
  - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
  - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
  - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.

- b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.
- E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.
- E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
- E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
- E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.
- E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a "net positive improvement" for fish or wildlife habitat will result, or, in a more desirable existing situation that "no net loss" will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

#### Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building's footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website [www.coastalisc.com/priority-invasive-plants](http://www.coastalisc.com/priority-invasive-plants).
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, to represent an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.

8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:
  - a. emergency actions for flood protection and erosion protection;
  - b. removal of hazard trees characterized by a Certified Arborist;
  - c. clearing of an obstruction from bridge, culvert or drainage flow;
  - d. bridge and safety fence repairs in accordance with the *Water Act*;
  - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
11. Activities permitted by the provincial government on provincial Crown lands.
12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
  - a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
  - b. Do not entail structural stairs;
  - c. Entail no removal of streamside or shoreline vegetation;
  - d. Do not impair stream bank or shoreline stability;
  - e. Do not impact sensitive habitat;
  - f. Avoid wildlife corridors and nesting sites; and
  - g. Are specifically designed to discourage motorized vehicle use.
13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

#### DPA V – Terrestrial Ecosystems (Mature Forest)

##### Category

In accordance with Section 488 of the *LGA*, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E.

##### Justification

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

##### Guidelines

E.V.1. Development should be planned to avoid intrusion into DPA V areas and to minimize the impact of any activity on these areas.

E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report

prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

#### DPA VI - Stream and Riparian Areas Protection

##### Category

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section

488 of the *LGA*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

- a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,
- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E. The latter is intended as a visual aid to help locate these areas. Within the Plan area, "stream" includes all named and unnamed watercourses, ponds, and wetlands.

##### Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their



vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*; and
- Protecting water quality and quantity.

#### Guidelines

E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

- E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.
- E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
  - a. The building is located within an existing landscaped area;
  - b. No native trees are removed; and
  - c. The area of the structure is not more than 10 m<sup>2</sup>.

## DPA VII – Marine Shoreline

### Category

In accordance with Section 488 of the *LGA*, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E.

### Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

### Guidelines

- E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must apply to the District for a Development Permit, and must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
  - i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
  - ii. Retention or restoration of native vegetation and soils;
  - iii. Removal of invasive species;
  - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;

- v. Specification of any activities that may occur within the buffer areas; and
  - vi. Must state that the proposal is suitable for the area intended for development.
- E.VII.3. Sites shall be retained in their natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.
- E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall only occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
- E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.
- E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.
- E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
- a. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
  - b. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
  - c. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
  - d. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
- E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light

- penetration to the water column or obstruct public access to the foreshore are discouraged.
- E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
  - E.VII.11. Parking areas shall contain oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.
  - E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
  - E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
  - E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
  - E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
  - E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
  - E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.

- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

#### DPA VIII & IX – Natural Hazard Areas Protection (Shoreline Areas and Steep Slopes)

##### Category

In accordance with Section 488 of the *LGA*, areas that are or may be subject to flooding, erosion, slides or subsidence, areas within the tsunami-hazard zone are designated as DPA VIII, and steep slopes with an incline of 30 degrees or more are designated as DPA IX, generally as shown on Schedule E.

### Justification

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury and trauma associated with flooding events.

Steep slopes also tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII and IX.

### Exemptions

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

#### In a flood hazard area:

1. Additions which serve to increase the building footprint by less than 25%, or which serve to relocate sleeping areas above the calculated flood level.
- 2). Development, where a report has been received from a qualified engineer demonstrating that the land may be used safely for the use intended. A building permit may be issued in this situation, on condition that construction be strictly in accordance with the recommendations in the report.

#### In a steep slope area:

3. Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.
4. Erecting fencing;

#### For trees:

5. Removing dead trees provided that the stump remains undisturbed;
7. Planting new trees;
8. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,
9. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a

Certified Arborist provides a written opinion stating that the activity will not kill the tree.

Domestic yard maintenance, gardening and planting, including:

10. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

11. Removing any dead vegetation provided the root structure is not disturbed; and

12. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

**Guidelines**

- E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII and IX areas and to minimize the impact of any activity on these areas.
- E.VIII.2. Development permits related to tsunami hazard areas are required in upland areas located between the high tide line and a horizontal distance of 30 metres from the natural boundary of the sea or the furthest extent of the tsunami zone, whichever is greater.
- E.VIII.3. The recommended flood construction level for the District is 10 metres vertical elevation above the normal highest tide.
- E.VIII.4. Prior to any development or alteration of land within DPA VIII and IX areas, a development permit application must be filed that includes an assessment or report by a qualified, licensed professional engineer or other qualified coastal professional addressing the following:

- a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
- b. Identify any hazards which may affect the safe development of the land including, but not limited to:
  - i. tsunami inundation;
  - ii. riparian flooding;
  - iii. slopes with an incline of 30 degrees or more;
  - iv. subsidence; and
  - v. ground water flows.
- c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.
- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
- e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
- f. The applicant should consider the suitability of the land to accommodate the use intended.

- g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.
- E.VIII.5. The QEP's recommendations and the conclusion of the report should:
- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
  - b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";
  - c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
  - d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
  - e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.
- E.VIII.6. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
- E.VIII.7. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.
- E.VIII.8. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII and IX areas, as recommended by a QEP.
- E.VIII.9. Where lands within DPA VIII and IX areas subject to seasonal flooding are proposed for development, the flood construction level should be a vertical elevation at least four metres (4 m.) above the high-water mark.

## Enforcement

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

## Ticketing

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.



# Part Seven: Appendices

#### Boilerplate (required content, legislation)

The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

the natural environment, its ecosystems and biological diversity.

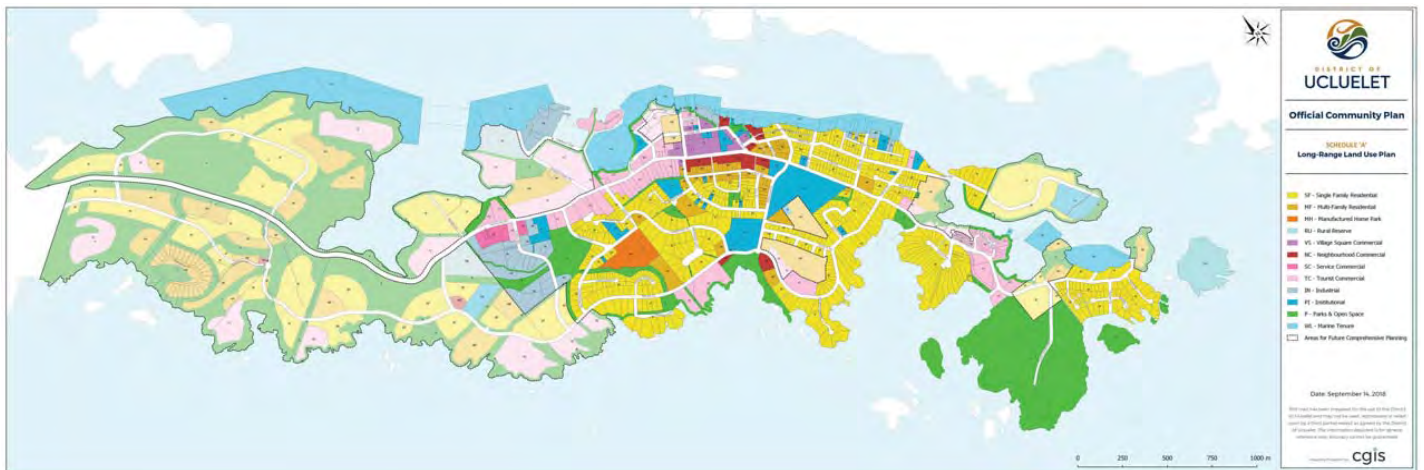
An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

Planning Process (past OCP's, public consultation, referrals)

Community Profile (demographics and projections)

Definitions

References



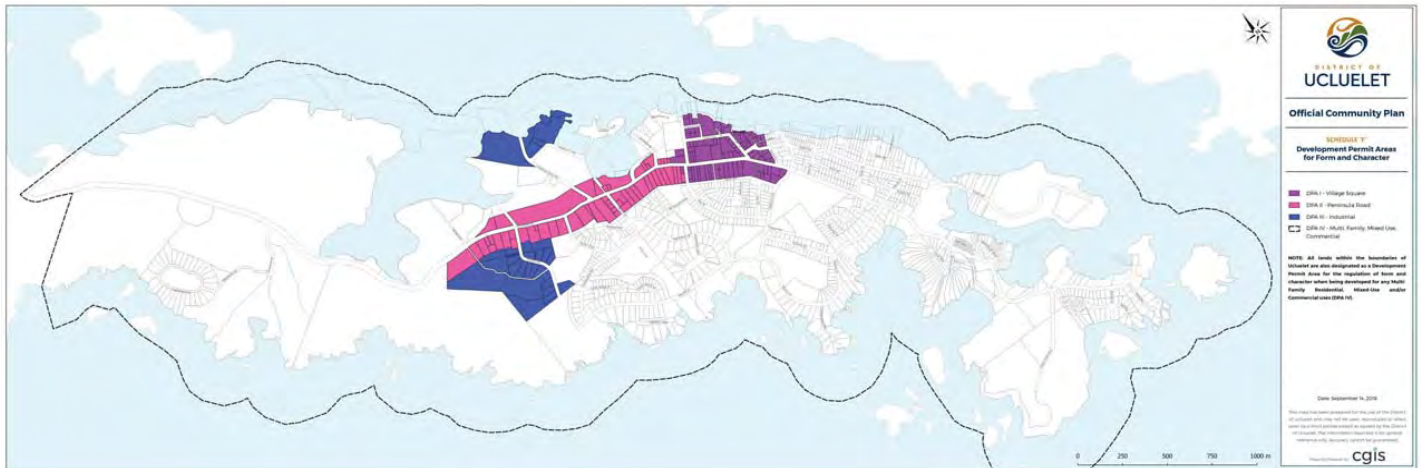


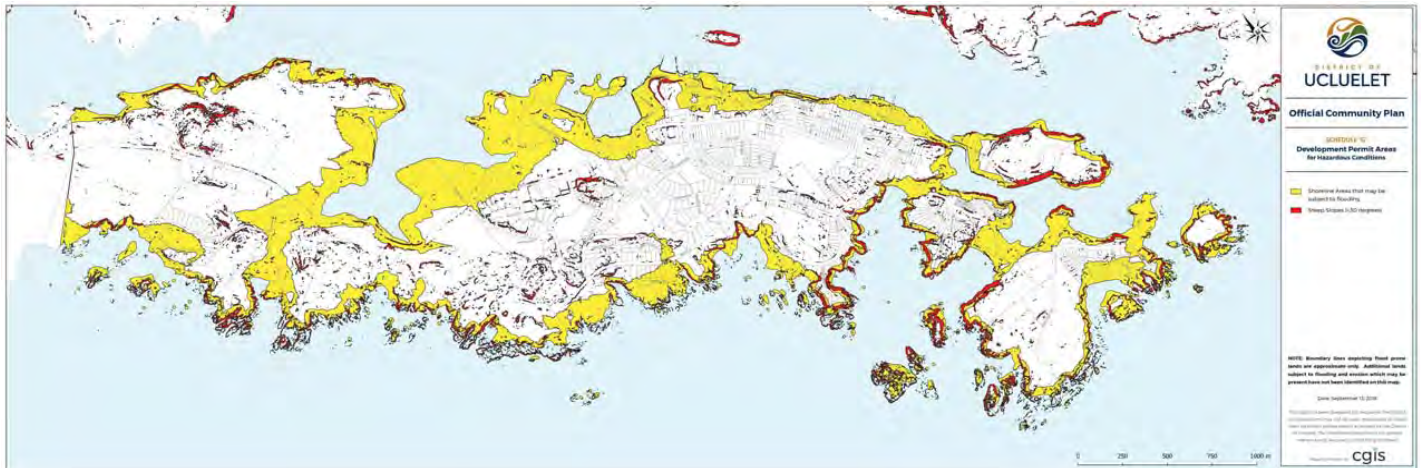
















## STAFF REPORT TO COUNCIL

Regular Council Meeting: AUGUST 18, 2020  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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

**FILE NO:** 6480-20-2018-OCP

**SUBJECT:** UCLUELET OCP – INDIGENOUS RELATIONS AND POLICY

**REPORT NO:** 20-85

**ATTACHMENTS:** APPENDIX A – EXCERPTS FROM DRAFT 2020 OCP  
APPENDIX B – BC PUBLICATION ON THE *DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES ACT (2019)*  
APPENDIX C – *FCM PATHWAYS TO RECONCILIATION; CITIES RESPOND TO THE TRUTH AND RECONCILIATION COMMISSION CALLS TO ACTION*  
APPENDIX D – *UN DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES*

### RECOMMENDATIONS:

**THAT** Council, with regard to the 2020 Official Community Plan (OCP) bylaw update:

1. receive this report for information; and,
2. provide direction to staff on any desired changes to the attached excerpts of the draft OCP regarding municipal policy, communications and relations with Indigenous communities and people, to guide refinement of the draft before the whole OCP bylaw is brought back for consideration at a future meeting of Council.

### PURPOSE:

The purpose of this report is to provide a brief background and update on text and policies being developed for the current draft of the Ucluelet Official Community Plan (OCP) bylaw, particularly those which specifically address the District's relationship with Indigenous people and governments. The intent of this report is to check in with Council on the direction of this work, and to provide time to focus discussion and questions on this area of the OCP, ahead of further discussion of updates to all other areas of policy (environmental, transportation, land use, etc.).

### BACKGROUND:

Since Council gave first reading to Official Community Plan Bylaw No. 1236 in late 2018, staff have been making progress (slow progress, but progress nonetheless) on refining the document and filling a number of gaps. Comments received in response to the District's referral of the draft to the Yuułu'ı̄ł̄at̄h Government and ʔukwaaʔath Nation, and ongoing conversations at the staff level, have helped shape the changes and additions to the document, resulting in the current draft (see Appendix 'A'). Staff would like to particularly acknowledge the contributions and insights of Carey Cunneyworth, Manager of Culture and Heritage / Archaeologist for the Yuułu'ı̄ł̄at̄h Government.

The draft OCP presented with Bylaw No. 1236 initially in 2018 represents a major overhaul of the 2011 Plan. In particular, proposed changes to the OCP include:

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

The document is the result of the enthusiastic input of Ucluelet residents as well as insights provided by all municipal departments. The draft plan attempts to capture the character of Ucluelet and chart the direction where the community is headed over the coming years. The aim is to create a document which will prove useful:

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

Developing the final draft of the OCP has had to compete for staff time with other urgent and emergent issues. The benefit of taking a slow approach is that it has allowed the plan to mature and be better informed by the input received by other agencies and individuals. This is particularly true of the policy area which is the focus of this report. This timing was certainly not the intent in the fall of 2018 (i.e., taking two years to let the OCP percolate), but a welcome side-effect will be a better plan.

The conversations and feedback to date have led to more substantive changes in this policy area than will be seen in the rest of the OCP. The other significant area of work to advance the draft is updating the mapping to reflect our current understanding of potential land uses, environmental and archaeological sensitivities, etc. Staff expect that the entire draft OCP and its maps will be ready for Council and community review early this fall.



**DISCUSSION:****New text and policy relating to Indigenous relations and interests:**

The 2011 OCP was silent on the presence, role and/or relationship between Indigenous community members or governments and the municipality. The 2018 draft of the OCP included acknowledgement of the traditional territory of the Yuułu?i?ath and introduced a discussion of the relationship between Ucluelet and its neighbours, particularly the Yuułu?i?ath Government.

New text and policies, highlighted in red in the OCP draft excerpts found in **Appendix A**, expand on the previous work. The new text and policies are presented below – reading these in combination with the other text and policies in Appendix A provides additional context.

The provincial and federal governments have taken recent steps to recognize the rights of Indigenous peoples and implement the Calls to Action from the Truth and Reconciliation Commission. The text and policies being recommended in this draft OCP point to avenues for approaching reconciliation at the local, community level.

**The Rights of Indigenous Peoples, Reconciliation and the Legacy of Colonialism:**

The proposed additions to the OCP include the following:

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

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

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

A brief overview from the Province of BC on the *Declaration on the Rights of Indigenous Peoples Act* is attached to this report (see **Appendix ‘B’**). A publication prepared by the Federation of Canadian Municipalities (FCM) provides examples of actions that both small and large municipalities are taking toward reconciliation (see **Appendix ‘C’**). The *United Nations Declaration on the Rights of Indigenous Peoples* is also included for reference (see **Appendix ‘D’**)

Education and Communication:

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

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

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

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

Operations:

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

“The Yuułuʔiłʔatḥ Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 4); this includes the shoreline and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.”

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

Housing:

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

**“Policy 3.134** Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.”

**“Policy 3.135** Work with regional Indigenous governments and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.”

These additions to the OCP will help define a clearer path for taking steps toward reconciliation and opening conversations which it is hoped will lead to a more inclusive and equitable community.

**FINANCIAL IMPACTS AND CAPACITY:**

Adoption of an OCP and its policies does not commit Council or the community to complete any tasks or projects by a certain time, or commit to funding future projects; those future decisions remain at the discretion of Council. The OCP as drafted notes a number of follow-up actions which would build on the Plan and help clarify future decisions facing the community and its elected Council. These items will all come forward for consideration by Council as part of its ongoing strategic planning and budgeting processes, with the associated costs to be detailed at that time.

A number of policies proposed in the draft OCP signal future work with Indigenous governments to work out the details of how the District will proceed in areas of mutual interest. The timing of how these progress will depend on the interest and capacity of both parties, and is flexible.

**POLICY OR LEGISLATIVE IMPACTS:**

The requirements for adopting an Official Community Plan bylaw include Council consideration of opportunities for consultation with affected persons, organizations and authorities as part of the process. Following first reading of the OCP Bylaw No. 1236, the draft OCP was referred to a long list of agencies and government bodies for review and comment. This input has been invaluable in refining the plan (in many policy areas, not limited to the issues covered in this report).

Once the OCP Bylaw reaches the point where it has received second reading and is being referred to a public hearing, staff will recommend that Council refer the updated draft of the OCP to those same agencies for formal comment prior to the public hearing.

**PROGRESS AND NEXT STEPS:**

If the direction presented in this report is supported by Council, staff will continue on working to finish the revisions to the draft, to bring a revised complete OCP bylaw before Council – for consideration of second reading as amended and referral to a public hearing – early this fall.

**SUMMARY:**

This report provides an opportunity to focus discussion and provide input to staff on the text and policy areas which have been developed to better guide the District’s interaction with Indigenous community members and neighbouring First Nations governments. The draft policies being proposed for the 2020 OCP are quite progressive for a small local government. Given the specific context of the contributions from Indigenous community members within the Ucluelet community, and the ongoing relationship between the District and both Yuułu?ił?ath Government and ‘Tukwaa?ath Nation, staff strongly recommend this direction as an appropriate path forward in 2020.

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



Schedule "1" to District of Ucluelet Official Community Plan Bylaw No. 1236, 2018

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

- the mapping magic of Shawn Warner at CGIS;
- the Word wizardry of Nicky Ling at Ukee Infotech;
- Dr. Pam Shaw and the students of the Masters of Community Planning program and Mount Arrowsmith Biosphere Region Research Institute at Vancouver Island University;
- the staff from all departments of the District;

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

Cover artwork by Katsumi Kimoto and Marla Thirsk

**Title:** District of Ucluelet Official Community Plan  
**Prepared By:** Planning and Building Department, District of Ucluelet  
**Status:** Draft 6  
**Contact:** Planning Department  
District of Ucluelet  
200 Main Street, Ucluelet BC V0R 3A0  
☎ 250-726-7744

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

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

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# Part One: Introduction

## What is an Official Community Plan & Why Plan

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

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

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

### Ucluelet is:

#### COMMUNITY CHARACTER AND IDENTITY

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

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

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

## COMMUNITY VISION

### Vision

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

### Guiding Principles

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

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

### The Visitor Experience

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

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

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

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

## CONTEXT

### Region and Neighbours

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

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

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

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

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



YFN: Relationship and Reconciliation

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

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

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

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

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

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

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

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

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

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

*Protocol Context*

Our community vision is:

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

Our collaborative organizational vision is:

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

*Shared Values*

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

*Relationships*

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

- honesty
- mutual benefit
- patience
- fairness

*Culture*

- appreciation and celebration of different cultures
- traditions
- history

*Social*

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

*Environment*

- sustainability
- do no harm
- interconnectedness
- carbon neutral

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

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

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

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

**Policy 1.1** The District of Ucluelet adopts the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation (see Appendix [1](#)).

**Policy 1.2** Make every effort to build on the history of respect and mutual assistance which characterises the relationship between the municipality and the Yuuluʔiʔath and ʔukʔaaʔath ʔoquaht Nations.

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

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

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

#### What is a 'policy'?

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

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

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

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

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

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

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

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



#### FOOD SECURITY

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

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

**Policy 3.30** Support community gardens on appropriate public lands.

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

**Policy 3.32** Support appropriate wildlife-smart organic waste composting.

**Policy 3.33** Support the ~~development and~~ implementation of ~~a~~ the Coastal Addendum to the Alberni Agriculture Plan.

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

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

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

#### HERITAGE AND CULTURE

##### Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuuluʔiʔath (Ucluelet First Nation). Many ancient sites and artefacts are scattered throughout the District.

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

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

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

**The Yuuluʔiʔath Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 4); this includes the shoreline and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.**

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

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

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

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

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

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

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

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

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

~~Policy 3.396~~ **Work with the Yuułuʔiłʔatḥ First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites, and features and place names.**

~~Policy 3.4037~~ **Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.**

~~Policy 3.38~~ **For development on parcels of 2.0 hectares or greater, for subdivisions of more than 3 lots, and on lands containing or adjacent to known traditional use areas or archaeological sites as identified by First Nations and/or the Heritage Conservation Branch, the District will require property owners to conduct an archaeological overview that has been reviewed by the Yuułuʔiłʔatḥ First Nation before clearing or altering land in any way.**

~~Policy 3.4139~~ **Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, such proposals will be referred to the owner will be**

notified of their responsibility for complying with the requirements of the provincial Heritage Conservation Branch.

**Policy 3.420** Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

**Policy 3.431** Seek First Nations' input on District heritage and cultural matters and events.

**Policy 3.442** Invite input from the Yuutuʔiifʔath ~~First Nation~~ on the use of traditional names in areas of significance to the indigenous community, and to find opportunities to highlight the Nuuchahnulth language where appropriate.

**Policy 3.45** Roughly half of the existing street names in Ucluelet are nouns; invite input from the Yuutuʔiifʔath on Nuuchahnulth translations of these names, and explore opportunities for a bilingual street sign program.

**Policy 3.463** Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.

**Policy 3.474** Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

**Policy 3.485** Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

**Policy 3.496** Support heritage preservation and stewardship of District-owned heritage resources.

**Policy 3.5047** Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

**Policy 3.5148** Identify and connect places of historical significance as part of the future Ucluelet walking tour;

**Policy 3.5249** Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

**Policy 3.5350** Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to "draw your community".

## Residential

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

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

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

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

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

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 140 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

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

Affordable Housing is defined as:

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

## Affordable Housing

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

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

Other industries are growing in Ucluelet and struggle to house a growing-local work force. Youth looking to leave home are forced to leave the community because of escalating housing costs.

Seniors looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

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

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

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

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

Bill 18 **will** requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Bill 23 **will** enables local governments to designate properties in their zoning bylaws exclusively for rental housing. **The federal government has announced that new funding for affordable housing, including making land available to municipalities for the**

**development of new affordable housing units. The details of these new regulatory and funding announcements are not yet clear.**

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

**Policy 3.120 Short-term Housing Action Plan:**

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

Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of community care, shelter, supportive and/or affordable housing uses;

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

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

**Affordable Housing Policies:**

**Policy 3.121** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square, seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

**Policy 3.122** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.123** Ensure larger developments are required to provide affordable housing as a portion of each development phase.

**Policy 3.124** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.125** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.126** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.127** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.128** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.129** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.130** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.131** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.132** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

**Policy 3.133** **The District does not support strata conversion of previously-occupied rental housing units.**

**Policy 3.134** **Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.**

Policy 3.135 Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

# Declaration on the Rights of Indigenous Peoples Act

## THE LEGISLATION

The Government of British Columbia has passed legislation that confirms the United Nations Declaration on the Rights of Indigenous Peoples (UN Declaration) as the framework for reconciliation in B.C.

Implementing the UN Declaration through the new *Declaration on the Rights of Indigenous Peoples Act* (Declaration Act) will establish a path forward that respects and upholds the human rights of Indigenous peoples while introducing additional transparency and predictability in the work the B.C. government and Indigenous peoples do together.

With the legislation, the Province, Indigenous peoples, businesses and local governments will have additional tools to build effective relationships, clear processes and a robust and sustainable economy together.

The Declaration Act supports transparent, co-operative, staged approaches through which the B.C. government will work collaboratively with Indigenous peoples, and engage with business and local governments, on programs, policies, legislation and decisions affecting Indigenous peoples and their rights. It will help all parties work together to invest in building a stronger B.C., including creating economic opportunities for Indigenous peoples, businesses, communities and families throughout the province.

The Province also recognizes that many companies and local governments in British Columbia have already embraced the principles of the UN Declaration and have built solid relationships with Indigenous peoples.

The B.C. government is committed to collaboration and transparency as it moves forward with implementing this new legislation – this includes ensuring our laws are consistent with the UN Declaration, developing an action plan, and reporting annually on our progress.

## LOCAL GOVERNMENT

The Province is committed to true, lasting reconciliation with Indigenous peoples through the implementation of the UN Declaration. This work will foster increased and lasting certainty and supports local governments and Indigenous nations working together to continue to strengthen relationships and to collaborate on matters of mutual interest - which will help promote job creation and sustainable economic growth throughout B.C.

The Ministry of Municipal Affairs and Housing (MAH) supports local governments, Indigenous governments, not-for-profit organizations and residents to build vibrant and healthy communities that are well governed, liveable, safe, economically resilient, and socially and environmentally responsible. MAH also aims to help British Columbians to access more affordable, safe and appropriate housing through its policies and programs, technical codes and standards, and services for landlords and tenants.

An important part of this work is helping to foster positive relationships at the local level between local governments and Indigenous nations, to encourage discussion of shared interests and partnerships on social, economic and environmental projects that are important to everyone who lives in the area.

There are many examples of progress being made at the local level towards reconciliation throughout B.C. Every day the list of communication protocol agreements, strategic accords, economic partnerships, shared recreational projects, and education and renaming initiatives continues to grow.

The Province sees great opportunity for advancing reconciliation through these kinds of partnerships. As partners at all levels of government work together on the journey towards true and meaningful reconciliation, it will be a learning process.

The provincial government is committed to finding ways to work together to make life better for people in Indigenous and non-Indigenous communities.







An important part of this work is a memorandum of understanding (MOU) between the Union of BC Municipalities (UBCM) and the Ministry of Indigenous Relations and Reconciliation, supported by MAH, and renewed at the 2018 UBCM Convention. The MOU affirms local government's role in fostering relationships built on honesty, respect and undertaking reconciliation at the community level.

***Does the legislation affect the Local Government Act, local government zoning, official community plans, etc.?***

Provincial laws will be brought into alignment over time, but there is no immediate affects on the *Local Government Act*.

The Declaration Act is enabling legislation, and does not explicitly make changes to regulatory frameworks, operational decision-making, or consultation requirements.

Future changes will take time and will be done in collaboration with Indigenous peoples. Local governments and key stakeholders, including business, will have a role in this process.

***What will it mean for First Nations to have decision-making authority?***

The Declaration Act includes the ability for joint decision-making or consent requirement agreements with Indigenous governments, where authorized by statute.

Legislative amendments would be required to enable such joint decision-making power if such mechanisms are not already in place within the other relevant legislation.

Joint decision-making or consent requirement agreements will follow the same principles of administrative fairness and transparency government is held to now.

***How is the Province supporting reconciliation at the local level?***

The B.C. government, Indigenous governments and local governments work together in several ways to support reconciliation. Examples of work underway include:

- Indigenous Housing Fund – Recognizing the urgent need for affordable housing, the Province opened all BC Housing funding programs to Indigenous peoples. Through



the Indigenous Housing Fund, the Province invested \$550 million over 10 years for 1,750 new units of social housing for Indigenous peoples, both on- and off-reserve. More than 1,100 homes in 26 communities have been announced to date.

- Investing in Canada Infrastructure Program – The Province is partnering with the Government of Canada to fund and administer long-term infrastructure programs open to Indigenous communities on-and off-reserve, and other applicants, which help improve the well-being of Indigenous peoples.
- Community to Community Forum – The Province provides \$50,000 annually for the Regional Community to Community Forum (C2C) program, which helps local governments and Indigenous nations connect. A well-established outcome of the C2C Forum is the development or signing of protocol agreements, memorandums of understanding or accords between neighbouring Indigenous nations and local governments. Over the past 20 years, the Province has funded more than 600 community-to-community events, helping local governments and Indigenous nations develop collaborative relationships.
- Pathways to Collaboration – A series of short case studies from throughout B.C. showcasing the growing number of successful economic development collaborations and partnerships between Indigenous nations and local governments, highlighting lessons learned and key steps to success. This is a joint initiative of the Union of BC Municipalities, the Province and the First Nations Summit with funding from the Indigenous Business & Investment Council.

All MAH's work intends to encourage positive working partnerships and relationships between Indigenous Peoples and local governments to make life better for everyone in the province.





## PATHWAYS TO RECONCILIATION

Cities respond to the  
Truth and Reconciliation Commission  
Calls to Action

Ucluelet OCP - Indigenous Relations and Policy Bruce Greig, Manager of C...

## PATHWAYS TO RECONCILIATION OPENING MESSAGE

### The Truth and Reconciliation Commission (TRC) had a tremendous impact on our understanding of the historic wrongs committed against First Nations, Inuit and Métis people.

Municipal leaders recognize the significance of the undertaking of the Truth and Reconciliation Commission and its recommendations. Its Calls to Action lay out a journey that we must all make together.

The Federation of Canadian Municipalities' Big City Mayors' Caucus is working to honour the Commission's efforts by ensuring that the rights and aspirations of Indigenous people are acknowledged in policies and practices. We recognize our potential as cities and as a country will only be realized by forging a new path with Indigenous people, based on empathy, respect and an honest understanding of history.

Reconciliation is truly a national process that will require tremendous efforts by all Canadians – and across all orders of government. As mayors and municipal leaders, we commit to moving in a new direction and support the federal government in rebuilding the Nation to Nation relationship.

This guide captures our journey on the pathways to reconciliation. It is a tool meant to help share, sustain and grow our efforts. And it is a living document, as implementing reconciliation is not a time-defined project but an ongoing process. It is learning about understanding, respect, acceptance and inclusion. We hope you draw inspiration and motivation from our efforts.

Reconciliation will not be easy. It is uncharted and will require significant recognition of past choices, new approaches and many resources. Some of our first steps may be seen as symbolic, but they are not lip service. The steps we are taking, big and small, reflect our commitment to reconciliation.

Government to government, people to people, we must walk a path of partnership and friendship, acknowledging past mistakes and building a better future for all.

#### Don Iveson

Mayor of Edmonton and  
Chair of FCM's Big City Mayors' Caucus

#### Brian Bowman

Mayor of Winnipeg and  
Chair of the BCMC Working Group on Partnership and Reconciliation



**Back:** Mayor Don Atchison, Saskatoon; Mayor Denis Coderre, Montréal; Mayor Linda Hepner, Surrey; Mayor Brian Bowman, Winnipeg; Mayor Naheed Nenshi, Calgary; Mayor Bonnie Crombie, Mississauga; Mayor Marc Demers, Laval; Mayor Fred Eisenberger, Hamilton; Mayor Michael Fougere, Regina

**Front:** Mayor Jim Watson, Ottawa; Mayor Dennis O'Keefe, St. John's; Mayor Drew Dilkens, Windsor; Mayor John Tory, Toronto; Mayor Gregor Robertson, Vancouver; Mayor Don Iveson, Edmonton; Mayor Maxime Pedneaud-Jobin, Gatineau; Mayor Berry Vrbancovic, Kitchener

**Absent:** Mayor Matt Brown, London; Mayor Linda Jeffrey, Brampton; Mayor Régis Lebeaume, Québec City; Mayor Mike Savage, Halifax; Mayor Caroline St-Hilaire, Longueuil

Ucluelet OCP - Indigenous Relations and Policy Bruce Greig, Manager of C...

**PATHWAYS TO RECONCILIATION  
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## PATHWAYS TO RECONCILIATION INTRODUCTION

The work of the Truth and Reconciliation Commission (TRC) continues to have a profound impact on Canadians' awareness of the deep and lasting trauma that Canada's Indian Residential Schools had on Indigenous<sup>1</sup> peoples and their families, communities and cultures. On June 2, 2015, the TRC released its final report which included 94 Calls to Action to "redress the legacy of residential schools and advance the process of Canadian reconciliation."

In the words of the TRC final report, "Reconciliation must inspire Aboriginal and non-Aboriginal peoples to transform Canadian society so that our children and grandchildren can live together in dignity, peace, and prosperity on these lands we now share."

All Canadians and all orders of government have a role to play in reconciliation. The TRC's 94 Calls to Action are addressed primarily to the federal, provincial and territorial governments but also to municipal governments, the corporate sector and the broader Canadian society. They cover a wide range of government responsibilities, including child welfare, education, language and culture, health, justice, commemoration, museums and archives, training for public servants, and a number of specific initiatives related to reconciliation. There are eight recommendations that are addressed to "all levels of government", and five that specifically refer to municipal governments. Although most of the Calls to Action require federal, provincial and territorial government leadership, municipal governments are rolling up their sleeves to support reconciliation as a national challenge that is felt deeply at the local level.

Over 50 per cent of Canada's Indigenous population now lives in urban areas and the inter-generational impact of residential schools and other historical injustices are evident in high rates of homelessness and poverty among urban Indigenous peoples. The journey to reconciliation is necessary to right these wrongs and create cities where everyone thrives.

FCM's [Big City Mayors' Caucus](#) (BCMC) has established a Partnership and Reconciliation Working Group to support municipalities in reconciliation efforts, enhance our relationships with Indigenous leaders and identify ways to support the federal government in its commitment to implement the TRC Calls to Action.

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<sup>1</sup> We have used the term "Indigenous" when speaking about Indigenous peoples generally, and "Aboriginal" when it is in the name of a group, policy or organization and in reference to the Truth and Reconciliation Commission (TRC) and its reports. Both [Indigenous and Aboriginal](#) refer to First Nations, Inuit and Métis peoples in Canada.

## PATHWAYS TO RECONCILIATION ABOUT THIS GUIDE

Across the country, mayors and councils are working with Indigenous leaders and organizations to create better cities by acknowledging and addressing the experience and needs of the growing urban Indigenous population, strengthening government to government partnerships and learning from the past. While the actions are diverse and the journey at various stages of progress, paths are being forged toward reconciliation and the honouring of the TRC's Calls to Action.

**Pathway 1 – Fostering Communities, Alliances and Hope** captures actions that demonstrate municipal government commitment to reconciliation. These build bridges with local Indigenous leadership and strengthen decision-making to better incorporate reconciliation into local government policies and practice.

**Pathway 2 – Advancing Awareness and Recognizing Rights** describes efforts to continue the work of the TRC in regards to truth-telling and commemoration and to address the cultural genocide that was the Indian residential school system. It is about raising awareness, increasing knowledge and recognizing rights.

**Pathway 3 – Improving Health and Wellness** captures actions to close the inequality gap between Indigenous and non-Indigenous people in Canada.

Each of the pathways encompasses a sample of positive and concrete steps forward taken by FCM's BCMC. The pathways to reconciliation are guided by the [10 principles of reconciliation](#) that shaped the Calls to Action, and the municipal actions are accompanied by the principles and Calls to Action they seek to embody and advance.

This guide exists to inspire further action to support the work of reconciliation. Our municipal colleagues are encouraged to follow the links in this guide to learn more about initiatives that can be implemented in your cities and communities. The last section of the guide includes tools that municipalities have developed and external resources to be drawn upon to support efforts across the country.

### Pathways to Reconciliation

“By establishing a new and respectful relationship between Aboriginal and non-Aboriginal Canadians, we will restore what must be restored, repair what must be repaired, and return what must be returned.”

– TRC Final Report

## PATHWAYS TO RECONCILIATION

## PATHWAY 1: FOSTERING COMMUNITIES, ALLIANCES AND HOPE

“Reconciliation is about forging and maintaining respectful relationships. There are no shortcuts.”

– Justice Murray Sinclair

“We do live side-by-side and we need to work on a relationship to create or promote a common understanding among all our constituents ... we need to find the best way forward to consult with each other, regardless of what legal obligations might exist. I mean, that’s just neighbourly, right? ... We share a lot of common interests in areas like resource development. We need to find ways to work together, to support one another on these difficult topics.”

– Tsilhqot’in Chief Percy Guichon, speaking to local community leaders, at the convention of the Union of British Columbia Municipalities in September 2014, as quoted in the TRC Final Report

The TRC was a six-year undertaking, engaging thousands of Indigenous and non-Indigenous Canadians. Through this multi-year process, the TRC laid out **what** must be done. The second stage of the journey to reconciliation begins by determining **how** to implement the Calls to Action.

Since the TRC process began in 2009, municipalities have seen significant changes in how we understand the issues and relationships with First Nations, Inuit and Métis people that live in our cities, resulting in new and revitalized relationships with local Indigenous leaders and organizations.

This pathway highlights a sample of actions to date by Canada’s cities to strengthen relationships and decision-making that incorporate reconciliation into local government planning, policies and actions.

## PATHWAYS TO RECONCILIATION

### Responding to Principles 6, 7 and 9 and Call to Action 45 iii

- The City of **Winnipeg** is committed to enhancing its relationship with and providing opportunities for Winnipeg's Indigenous population. The creation of [the Mayor's Indigenous Advisory Circle](#) works to strengthen and enhance this commitment. The Circle is developing a Winnipeg Indigenous Accord, a living document entrusting signatories and partners to report annually on the success of their commitment and future goals. The [Indigenous Relations Division](#) is mandated to provide leadership and experience from an Aboriginal perspective on civic programs, services and initiatives that support the needs of Winnipeg's Indigenous community.
- The City of **Vancouver** has created a new position in the City Manager's office of [Aboriginal Relations Manager](#). The manager will work across all City departments to bridge Aboriginal policies, programs and relations.
- The City of **London** is developing plans to address TRC recommendations through the [London Diversity and Race Relations Committee](#). This committee provides leadership on matters related to diversity, inclusivity, equity and the elimination of discrimination in London.
- The City of **Calgary** is committed to using the lessons of reconciliation to continue the work of several pre-established initiatives that aim to ensure the city's Indigenous population has a meaningful role within the community. Such initiatives include the Listening Circles of the Calgary Urban Aboriginal Initiative, the [Calgary Aboriginal Urban Affairs Committee](#) (CAUAC), the Imagine Calgary Plan and the Calgary Poverty Reduction Initiative. CAUAC, on behalf of city council, investigates areas of concern to people of Aboriginal ancestry and makes recommendations on policies and resolutions which would give urban Aboriginal people a more meaningful role within the Calgary community.

“In this time of reconciliation, it is important we contemplate and learn from our shared history in this place that has been home to people for many thousands of years. Together, right now, we can make sure all Calgarians, especially our Aboriginal community, have the opportunity to lead a great Canadian life. We want to co-create cities together; that can be one of the supreme acts of reconciliation.”

– Calgary Mayor Naheed Nenshi

- The City of **Saskatoon** is working closely with the Office of the Treaty Commissioner to develop a [holistic action plan](#) for reconciliation and increased Indigenous inclusion. The City plans to review policies and programs with an Indigenous lens, to connect Indigenous people with employment and economic opportunities and to hold events to brief Indigenous development corporations and businesses on City processes for land and procurement opportunities.
- The City of **Ottawa's** council established an [Aboriginal Working Committee](#) in 2007 – composed of representatives from the Ottawa Aboriginal Coalition, the City of Ottawa, United Way Ottawa, the Ottawa Police Service and the Ottawa-Carleton District School Board – to provide recommendations to council and identify inter-governmental partnerships. The City is currently working with local Indigenous partners to review the TRC recommendations and determine next steps for approval by city council.
- The City of **Montréal** worked to help create and financially support the Montréal Urban Aboriginal Community [Strategy Network](#), an organization of 700 members and six committees focused on improving the quality of life for Aboriginal people living in the greater Montréal area. The City also participated in the development of a joint strategy among 12 Quebec mayors to address challenges faced by Indigenous people living in urban settings.

Ucluelet OCP - Indigenous Relations and Policy Bruce Greig, Manager of C...



## PATHWAYS TO RECONCILIATION

### PATHWAY 2: ADVANCING AWARENESS AND RECOGNIZING RIGHTS

“Reconciliation requires that a new vision, based on a commitment to mutual respect, be developed. It also requires an understanding that the most harmful impacts of residential schools have been the loss of pride and self-respect of Aboriginal people, and the lack of respect that non-Aboriginal people have been raised to have for their Aboriginal neighbours. Reconciliation is not an Aboriginal problem; it is a Canadian one. Virtually all aspects of Canadian society may need to be reconsidered.”

– TRC Final Report

Over the course of six years, the TRC researched official records and visited communities across Canada to hear testimony about the impacts of residential schools and colonization from over 6,000 residential school survivors and their families. The TRC’s final report details the federal government’s intrinsic role in the establishment and operation of the residential schools which were central to the cultural genocide that resulted. The report situates Canada’s almost century-long Aboriginal policy within a broader ideology that held that Indigenous peoples and cultures were inferior to Europeans and must be assimilated.

To further the healing process and support reconciliation, the TRC Calls to Action address the need for ongoing truth-telling, awareness, commemoration, understanding shared history and skills-based training. The report calls for changed behaviour and the creation of respectful and healthy relationships among people based on recognition of treaty and human rights and by using the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) as the framework for reconciliation.

Cities are showing support for the principles of UNDRIP through city council resolutions as well as joint land use planning and management initiatives. As sub-national governments, though, municipalities are not signatories to the United Nations and, therefore, look to the federal government to provide leadership by developing a national framework for reconciliation guided by UNDRIP. The BCMC supports the federal government’s commitment to adopt the UNDRIP and will continue to dialogue with the federal government to understand and address the local implications and needed actions.

This pathway highlights some of the actions taken to date by Canada’s cities to advance awareness and recognize rights, including treaty recognition as a foundation for reconciliation and respect.

#### Responding to Principles 1, 2, 8 and 10 and Calls to Action 43, 44, 45 iii, 69 iii, 75 and 79

- **Toronto** and **Vancouver** city councils have endorsed UNDRIP. The City of Toronto, for example, [adopted](#) the UNDRIP as part of the City’s year-long proclamation on Truth and Reconciliation 2013-2014. The City of Toronto in its 2003 Vision Statement on Access, Equity and Diversity acknowledged the unique status and cultural diversity of the Aboriginal communities and their right to self-determination. This aligns with Article 3 of the UNDRIP which calls for Indigenous peoples’ right to self-determination. Article 11 of the UNDRIP states that Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. In the work of Heritage Preservation and other City divisions that complete environmental assessments, the City of Toronto acknowledges this right by consulting with Aboriginal peoples.

Ucluelet OCP - Indigenous Relations and Policy Bruce Greig, Manager of C...

## PATHWAYS TO RECONCILIATION

### Responding to Call to Action 45 iii

- **Edmonton** Mayor Don Iveson opens Council meetings with treaty acknowledgement.
- In a [motion](#) from Councillor Andrea Reimer, seconded by Mayor Gregor Robertson and passed unanimously, Vancouver city council officially acknowledged that **Vancouver** is on the unceded traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations. On December 16, 2014, the Musqueam, Squamish, and Tsleil-Waututh First Nations performed a brushing off ceremony for council members, preparing them for the new term ahead. The ceremony, held in council chambers, was a historic event for city council.
- At a City of **London** council meeting, a [Two Row Wampum Belt](#) was unveiled. The belt is a replica of “the grandfather of all treaties” and was given as a gift from the Chippewas of the Thames First Nation in the presence of the Oneida Nation of the Thames. It is on display in the Mayor’s office to serve as a reminder to all of the deep and abiding friendship and of the mutual duty to respect the lasting principles of the pledge made long ago.
- To mark 2016 [National Aboriginal Day](#), traditional plants and medicines were placed among stone medicine wheels at **Winnipeg** City Hall. Mayor Bowman also opens every meeting and public event with a treaty acknowledgement and recognition that Winnipeg is home of the Métis Nation.

### Responding to Calls to Action 69 iii and 77

- **Toronto** [has asked](#) the Equity, Diversity and Human Rights Division of the City Manager’s Office, in consultation with the City Clerk, to identify records held at the city’s Archives and City Divisions that are related to the history and legacy of the residential school system and that could be forwarded to the National Centre for Truth and Reconciliation.
- **Winnipeg Library Services** will seek to partner with the National Centre for Truth and Reconciliation to become more actively involved in public engagement, education and reconciliation activities.
- **Edmonton’s** Public Library is hosting a series, [Exploring Reconciliation](#), which offers opportunities to develop a deeper understanding of reconciliation and how it impacts all Canadians. The TRC reading challenge is one example of their initiatives to encourage people to learn about reconciliation and indigenous issues.
- [Reconciliation related programming](#) was offered through the **Vancouver** Public Library’s (VPL) dialogue sessions, author readings and documentaries, including a dedicated series with a British Columbia focus. The VPL also re-energized its Aboriginal Storyteller in Residence program, which returns with a storyteller sharing knowledge about traditions and crafts in free workshops and sessions.

### Responding to Call to Action 75

- **Regina** city council has pledged to take action to resolve issues with a cemetery near the former Regina Indian Industrial School believed to hold as many as 40 children’s unmarked graves. Several groups have worked for years to get recognition and protection for the site. A [sacred smudge ceremony](#) was held at the site to commemorate the victims.

### Responding to Call to Action 79 iii

- Winnipeg’s Mayor Brian Bowman has committed to [work with residential school survivors](#), the National Centre for Truth and Reconciliation, and the existing tenants of the former Assiniboia Indian Residential School to establish historical commemorative signs at the school.

## PATHWAYS TO RECONCILIATION

“Reconciliation must inspire Aboriginal and non-Aboriginal peoples to transform Canadian society so that our children and grandchildren can live together in dignity, peace, and prosperity on these lands we now share.”

– TRC Final Report

## MUNICIPAL GOVERNMENTS OF ALL SIZES AND ACROSS CANADA ARE TAKING ACTION.

The City of **Brandon** is working to ensure that any First Nation that wishes to pursue development opportunities within the municipality's borders is greeted with open doors and set on a path to economic success. [First Nation Urban Development Areas](#) are emerging as successful aboriginal economic generators across western Canada, and Brandon has begun the groundwork and planning needed to better understand the role a municipality plays in establishing such areas. Brandon has also partnered with the Urban Aboriginal Peoples' Council to offer in-depth training on Indigenous Awareness to key stakeholders who would play a role in such potential partnerships.

The [City of Wetaskiwin](#), Alberta, erected a sign at its outskirts with the city's name written in Cree syllabics.

In partnership with [Cando](#), FCM's First Nations-Municipal Community Economic Development Initiative (CEDI) opens the way for First Nations and neighbouring municipalities to work together to create economic and social advantages.

### Joint community economic development leads to:

- Better community-to-community relationships
- Coordinated planning efforts to improve land use, land management and environmental/resource protection
- A more attractive climate for investors and tourists
- A stronger, united voice for engaging with businesses and federal and provincial governments
- Less duplication and more efficient use of limited resources
- Access to each partner's unique human, physical and financial capacities, and alternative funding streams
- More opportunities for local business development and job creation

Learn more about [CEDI](#).

Over the last five years of the initiative, many communities have come together to build relationships and develop plans for delivering shared priorities. As just one example, [Opaskwayak Cree Nation](#), [Town of The Pas](#) and [Rural Municipality of Kelsey](#) in Manitoba have shared their land use plans and intend to create a joint planning district that will coordinate and harmonize their land use plans and bylaws.

## PATHWAYS TO RECONCILIATION



### Responding to Calls to Action 21, 22, 80 and 83

- As part of **Vancouver's** reconciliation initiatives, the City has included aboriginal art and displays in Stanley Park, developed a newcomer's guide on Aboriginal communities, elders and arts, and helped fund the [Britannia Community Centre Carving Pavillion](#) and its programs. The pavillion is a permanent carving and culture-sharing structure to promote awareness of the rich heritage that the First Peoples offer in their traditional practices and to provide education and carving production opportunities to students and members of the greater community.
- **Vancouver** is partnering with three First Nations – Musqueam, Squamish and Tsleil-Waututh – to determine an appropriate [permanent art installation](#) for the City of Vancouver's council chambers that represents both the unceded traditional territories on which the city is situated and the spirit of reconciliation that guides our government to government relationships. One artist from each First Nation will be selected to design and produce a wall panel. The resulting three art panels will represent each of the Nations and their relationships with one another and with the City of Vancouver.
- **Edmonton** council allocated funding for the development of a [ceremonial space in the river valley](#) where Indigenous Edmontonians will soon be able to sweat, celebrate and share their culture with others. Land for the project, to be developed on the old Fox Farms property across from Fort Edmonton Park, has already been donated. Council is also working with the Confederacy of Treaty Six First Nations and the Fort Edmonton Park Management Corporation to better reflect Aboriginal history in the park.
- **Regina** is [examining how Indigenous cultures](#) can be infused into the creative side of the city. City hall is preparing a report for the end of 2016 that will make a number of recommendations to support cultural and artistic inclusion.
- **Toronto** initiated the ceremonial naming of public lanes, [Wabenose Lane and Chechalk Lane](#), to honour two former chiefs of the Mississaugas of the New Credit First Nation.
- **Saskatoon** is providing a \$150,000 grant and organizing support for the 2016 World Indigenous Business Forum and International Indigenous Music and Cultural Festival being held in the city.
- In **Montréal**, the City granted \$40,000 to [Land InSIGHTS](#) for 2016 to help in its work promoting Aboriginal culture and organizing the Montréal First Peoples Festival, Présence Autochtone.
- A ceremony including traditional music and dance was held at **Montréal** City Hall in June 2016 for new residents. First Nations chiefs, other Aboriginal community representatives and elected municipal officials attended.
- Since 2001, **Montréal** has dedicated part of its botanical gardens to a First Nations garden featuring traditional food and medicinal plants.
- **FCM members** adopted an annual conference [resolution](#) in 2016 calling upon the federal government to officially declare September 30th [National Orange Shirt Day](#), a national day to honour residential school survivors, their families and their communities so that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process.

## PATHWAYS TO RECONCILIATION

### Responding to Principle 10 and Calls to Action 57 and 66

- In collaboration with the [Université du Québec en Abitibi-Témiscamingue](#), the City of **Montréal** held its first training on Aboriginal culture and life for municipal employees in July 2016. Additionally, the police service trains its employees about Indigenous people living in urban centres, and that training will be enhanced in 2017.
- In **Vancouver**, a recent [city report](#) recommended the approval of a cultural competency training workshop for senior managers, as well as basic level cultural competency staff training, with a target of reaching more than 350 employees.
- **Regina** recognized as a priority the continuing need to [recruit more people of Aboriginal ancestry](#) for the city's workforce. Council passed a motion instructing city administration to work on ways Regina can respond to the TRC's Calls to Action.
- In **Saskatoon**, [Aboriginal cultural awareness training](#) is offered to all city employees and is mandatory for Saskatoon Police Service (SPS) employees. As well, Saskatoon partnered to host the Wicihitowin "Working Together" conference. The conference was presented in partnership with the United Way, Aboriginal Friendship Centres of Saskatchewan, Saskatoon Health Region and other community-based organizations. Its goal was to help provide support to the many organizations across Saskatchewan that are inclusive of Aboriginal people as employees, volunteers and decision makers, and who work to enhance the understanding of Aboriginal people in the context of historic and contemporary issues.
- **Winnipeg** has committed to [enhancing the City's existing diversity training](#) for employees by making it mandatory for all city staff, with an increased focus on the legacy of residential schools.
- **Halifax** made [an official statement of reconciliation](#) to the Aboriginal community at a city council meeting. The statement, passed by a unanimous vote, declared that the municipality stands with other big Canadian cities and FCM in ensuring the needs and aspirations of First Nations communities are fully acknowledged.
- After declaring 2016 the Year of Reconciliation, **Winnipeg** Mayor Brian Bowman committed to visiting every high school in Winnipeg over the next two years to emphasize the importance of civic engagement, reconciliation and diversity.
- The City of **Edmonton** partnered with local school boards and post-secondary institutions to host approximately 700 Indigenous and non-Indigenous youth and young adult learners at the Journey to Reconciliation: Youth Leadership Conference. During the day-long conference, participants explored the concept of reconciliation, identified expressions of reconciliation and proposed how the act of reconciliation can impact the future.
- The City of **Edmonton** committed to training each of its 10,000+ employees by 2018 on the history of residential schools and their impact on Indigenous peoples, and to open a dialogue on reconciliation in the workplace. This initiative contributes to creating a respectful and inclusive environment for employees and the citizens they serve. Training began with senior leadership, then moved to front-line staff who often interact with Indigenous peoples on a daily basis. The program also includes online resources that staff can access to learn more about the schools and the culture and vibrancy of contemporary Indigenous communities within the Edmonton region.
- In 2016, **Montréal** provided \$30,000 to the [First Nations Human Resources Development Commission of Quebec](#) for Aboriginal employment workshops. [Plein Milieu](#) was granted \$39,289 by the City to help alleviate homelessness in the Aboriginal community and to alleviate difficulties faced by youth. Additionally, in 2016, Montréal's youth council collaborated with Native Montréal to publish a report on the situation of young Aboriginal in that city.

“Winnipeg is a growing, thriving and diverse city. Now, more than ever, is a time for us to embrace our values of openness and compassion, and realize that acceptance of new people and cultures are what make us strong.”

– Brian Bowman, Mayor of Winnipeg  
Chair of the BCMC Working Group on Partnership and Reconciliation

## PATHWAYS TO RECONCILIATION

### PATHWAY 3: IMPROVING HEALTH AND WELLNESS

“Reconciliation not only requires apologies, reparations, the relearning of Canada’s national history, and public commemoration, but also needs real social, political, and economic change.”

– TRC Final Report

The legacy of colonization has resulted in a gap between Indigenous and non-Indigenous Canadians in terms of quality of life. Health and wellness, employment and income, education and justice system involvement are all areas highlighted for action by the TRC. Closing this gap is imperative to the journey of reconciliation and to ensure a bright future for Canada. All orders of government must work closely together on these areas of shared responsibility.

Local governments are working to better meet the needs of a demographically and culturally diverse urban Indigenous population that is also relatively mobile. Cities and communities are working to better understand needs, improve the cultural relevance of their services and increase services such as affordable housing and employment opportunities through a wide variety of approaches, including working with other orders of government.

“We can work together to address the basics: Education, housing, food, water, health care. The people in these communities actually see a glimmer of hope that our multiple governments might actually be starting to work together. Leave jurisdiction at the door and actually get things done. Help them address their own challenges, don’t assume ‘our way’ is better.”

– John Tory, Mayor of Toronto

## PATHWAYS TO RECONCILIATION

### Responding to Principles 4 and 5 and Calls to Action 7, 20, 21, 22, 30, 39, 40, 42, 88 and 89

- **Vancouver** received a [report](#) on ways for the City to respond to the TRC Calls to Action, and the report recommended providing one-time funding for Aboriginal wellness centres. To link primary care and traditional Aboriginal healing and wellness, council approved funds to create two Aboriginal wellness centres at Urban Native Youth Association and Lu'ma Native Housing Society.
- **Saskatoon** has created a partnership with Saskatoon Tribal Council, Gabriel Dumont Institute and other organizations on the delivery of the [Urban Aboriginal Leadership Program](#) to build capacity among Aboriginal people that leads to employment. The program is an umbrella for a variety of exciting projects teaching leadership skills, such as the Aboriginal Lifeguarding Program, Aboriginal Fitness Certification Program, Skills and Employment Summer Training Camp and the recruitment of summer program staff.
- A priority for **Regina** is the development of a First Nation and Métis recruitment and retention strategy. [Aboriginal City Employees](#) is an employee group developed by Aboriginal employees to support Aboriginal employees and the organization in the effort to increase Aboriginal representation.
- **Surrey's Urban Aboriginal Initiative** has established a Leadership Committee which aims to build and strengthen relationships at all levels of the community to improve the economic participation, educational attainment and health outcomes of the Indigenous population in Surrey. The committee conducts research including interviews, focus groups and regular meetings of the Aboriginal Leadership Committee, and a compilation of census data.
- **Ottawa's** Police Service partners with several community groups including Wabano Centre for Aboriginal Health and the Ottawa Inuit Children's Centre to run a [Soccer Mentorship Program](#), an initiative of the City's Aboriginal Working Committee.
- **Edmonton's Aboriginal Relations Office** helps Indigenous people and organizations to access city programs and services. Two unique resources provided by the Aboriginal Relations Office are an [Aboriginal Edmonton Welcome Guide](#) for those who are new to Edmonton, as well as an [Aboriginal Edmonton Directory](#) to help users navigate the diverse and friendly Indigenous Edmonton community.
- The Service de police in **Montréal** and the Montréal Aboriginal community signed a [cooperative agreement](#) to promote preventative approaches, open communication and understanding. Elements of the agreement range from establishing a Montréal police force Aboriginal advisory committee to developing a protocol for addressing the issue of missing and murdered indigenous women. The police service also has an officer who serves as a liaison with local Aboriginal residents and organizations.
- For 2016, the City of **Montréal** granted \$22,176 to [Projets autochtones du Québec](#) for work with Indigenous women who are victims of violence.
- In April 2016, Mayor Brian Bowman announced the [Winnipeg promise](#) – an initiative dedicated to finding the best way to remove barriers currently preventing low income families and children, of which Indigenous peoples are over-represented, from accessing the Canada Learning Bond.

## MISSING AND MURDERED INDIGENOUS WOMEN AND GIRLS

Indigenous women and girls continue to be victimized by systemic discrimination and are constantly and disproportionately targeted by violence. An alarming number of Indigenous women and girls have been murdered or have gone missing across Canada, and most of these cases remain unsolved. This national tragedy led to calls for a National Inquiry into Missing and Murdered Indigenous Women and Girls, which [FCM supported](#). On behalf of the municipal sector, FCM President [Clark Somerville welcomed](#) the official announcement of a national inquiry on August 3, 2016. "We are particularly encouraged that the Commission will look into addressing the root causes and systemic violence and discrimination that have led to the tragic disappearance and violent deaths of hundreds of Indigenous women and girls."

## PATHWAYS TO RECONCILIATION NEXT STEPS

### From community action to national action – moving forward together

“Reconciliation calls for community action. City of Vancouver, British Columbia, proclaimed itself the City of Reconciliation. City of Halifax, Nova Scotia, holds an annual parade and procession commemorating the 1761 Treaty of Peace and Friendship. Speeches are delivered and everyone who attends is feasted. City of Wetaskiwin, Alberta, erected a sign at its outskirts with the city’s name written in Cree syllabics. Other communities can do similar things.

Reconciliation calls for federal, provincial, and territorial government action. Reconciliation calls for national action. The way we govern ourselves must change.

– TRC Final Report

Whereas many calls to action can be furthered by the actions of one order of government, all orders of government must walk this journey together with Indigenous peoples. FCM’s Big City Mayors’ Caucus is committed to ongoing dialogue with the federal government to support its work implementing the TRC’s Calls to Action. We bring our commitment, solutions and strong relationships with local and national Indigenous leaders to the table. Mayors will also engage with the federal government to implement the Calls to Action where there is shared responsibility.

The BCMC will continue to build relationships with Indigenous governments and to call for a four cornered table to support federal, provincial and territorial, municipal and Indigenous leaders moving forward together on common goals for the people we all serve.

“Collective efforts from all peoples are necessary to revitalize the relationship between Aboriginal peoples and Canadian society – reconciliation is the goal. It is a goal that will take the commitment of multiple generations but when it is achieved, when we have reconciliation – it will make for a better, stronger Canada.”

– TRC Final Report

The BCMC commits to sharing and updating initiatives and lessons learned in this guide as members travel the pathways to reconciliation. The possibilities of what we do next will be the result of further growth and important reflection on our actions and accomplishments.



## PATHWAYS TO RECONCILIATION RESOURCES

### Truth and Reconciliation Commission

[Principles of Truth and Reconciliation](#)

[Truth and Reconciliation Commission of Canada: Calls to Action](#)

[Honouring the Truth, Reconciling for the Future: Summary of the Final Report of the Truth and Reconciliation Commission of Canada](#)

### Informing Reconciliation

[United Nations Declaration on the Rights of Indigenous Peoples](#)

[Report of the Royal Commission on Aboriginal Peoples](#)

Minister of Indigenous and Northern Affairs' [Mandate Letter](#)

### Municipal Resources

[What I learned on my journey of reconciliation: John Tory](#)

[White Goose Flying Report](#), a local adaptation of the Truth and Reconciliation Commission's report, It includes 18 calls to action and was prepared by the Calgary Aboriginal Urban Affairs Committee.

[A guide to building strong First Nations-municipal relationships \(CEDI toolkit, Appendix B\)](#)

[First Nation Urban Development Area](#)

[Aboriginal Studies Changing to Centre for Indigenous Studies](#)

### Pathway 1 - Fostering Communities, Alliances and Hope

[Winnipeg, Indigenous Relations Division](#)

London Diversity and Race Relations Advisory Committee, [Terms of Reference](#)

[Calgary Aboriginal Urban Affairs Committee](#)

Ottawa, [Mandate of the Aboriginal Working Committee](#)

[ReseauMtlnetwork](#)

### Pathway 2 - Advancing Awareness and Recognizing Rights

Toronto, [Fulfilling Calls to Action from Truth and Reconciliation Commission Report](#)

Vancouver, [Protocol to Acknowledge First Nations Unceded Traditional Territory](#)

Records at City of Toronto Archives, as it Relates to [Identification and Collection of Records Relevant to the Residential School System](#)

Edmonton, [Exploring Reconciliation](#)

Vancouver, [Year of Reconciliation: June, 2013 – June, 2014](#)

[Smudge ceremony honours children in cemetery by old Regina Indian Industrial School](#)

[Mayor Bowman declares 2016 as the Year of Reconciliation](#)

City of Vancouver/Squamish Nation [Limited Call to Squamish Nation Artists](#)

[Edmonton city council continuing reconciliation work](#)

[City of Regina votes unanimously to act on TRC recommendations](#)

Montréal, [Land Insights](#)

Présence autochtone, [Montréal First Peoples Festival](#)

[The First Peoples' University](#)

[Statement of Reconciliation from Halifax Regional Council](#)

[First Nations Human Resources Development Commission of Quebec](#)

[Plein Milieu](#) (in the original language)

### Pathway 3 - Improving Health and Wellness

Vancouver, [Administrative Report](#), Truth and Reconciliation Commission Calls to Action

Saskatoon, [Aboriginal Leadership Program](#)

Regina, [Aboriginal City Employees](#)

[Surrey Urban Aboriginal Initiative](#)

Ottawa, [Soccer Mentorship Program](#)

[Aboriginal Edmonton Welcome Guide](#)

[Aboriginal Edmonton Directory](#)

Montréal, [Cooperative Agreement](#)

Montréal, [Projets Autochtones du Québec](#) (in the original language)

## PATHWAYS TO RECONCILIATION TRC PRINCIPLES OF RECONCILIATION

The Truth and Reconciliation Commission of Canada believes that in order for Canada to flourish in the twenty-first century, reconciliation between Aboriginal and non-Aboriginal Canada must be based on the following principles.

**1**

The *United Nations Declaration on the Rights of Indigenous Peoples* is the framework for reconciliation at all levels and across all sectors of Canadian society.

**2**

First Nations, Inuit, and Métis peoples, as the original peoples of this country and as self-determining peoples, have Treaty, constitutional, and human rights that must be recognized and respected.

**3**

Reconciliation is a process of healing of relationships that requires public truth sharing, apology, and commemoration that acknowledge and redress past harms.

**4**

Reconciliation requires constructive action on addressing the ongoing legacies of colonialism that have had destructive impacts on Aboriginal peoples' education, cultures and languages, health, child welfare, the administration of justice, and economic opportunities and prosperity.

**5**

Reconciliation must create a more equitable and inclusive society by closing the gaps in social, health, and economic outcomes that exist between Aboriginal and non-Aboriginal Canadians.

**6**

All Canadians, as Treaty peoples, share responsibility for establishing and maintaining mutually respectful relationships.

**7**

The perspectives and understandings of Aboriginal Elders and Traditional Knowledge Keepers of the ethics, concepts, and practices of reconciliation are vital to long-term reconciliation.

**8**

Supporting Aboriginal peoples' cultural revitalization and integrating Indigenous knowledge systems, oral histories, laws, protocols, and connections to the land into the reconciliation process are essential.

**9**

Reconciliation requires political will, joint leadership, trust building, accountability, and transparency, as well as a substantial investment of resources.

**10**

Reconciliation requires sustained public education and dialogue, including youth engagement, about the history and legacy of residential schools, Treaties, and Aboriginal rights, as well as the historical and contemporary contributions of Aboriginal peoples to Canadian society.

## PATHWAYS TO RECONCILIATION TRC CALLS TO ACTION

**In order to redress the legacy of residential schools and advance the process of Canadian reconciliation, the Truth and Reconciliation Commission makes the following calls to action.**

### LEGACY

#### Child welfare

1. We call upon the federal, provincial, territorial, and Aboriginal governments to commit to reducing the number of Aboriginal children in care by:
  - i. Monitoring and assessing neglect investigations.
  - ii. Providing adequate resources to enable Aboriginal communities and child-welfare organizations to keep Aboriginal families together where it is safe to do so, and to keep children in culturally appropriate environments, regardless of where they reside.
  - iii. Ensuring that social workers and others who conduct child-welfare investigations are properly educated and trained about the history and impacts of residential schools.
  - iv. Ensuring that social workers and others who conduct child-welfare investigations are properly educated and trained about the potential for Aboriginal communities and families to provide more appropriate solutions to family healing.
  - v. Requiring that all child-welfare decision makers consider the impact of the residential school experience on children and their caregivers.
2. We call upon the federal government, in collaboration with the provinces and territories, to prepare and publish annual reports on the number of Aboriginal children (First Nations, Inuit, and Métis) who are in care, compared with non-Aboriginal children, as well as the reasons for apprehension, the total spending on preventive and care services by child-welfare agencies, and the effectiveness of various interventions.
3. We call upon all levels of government to fully implement Jordan's Principle.
4. We call upon the federal government to enact Aboriginal child-welfare legislation that establishes national standards for Aboriginal child apprehension and custody cases and includes principles that:

- i. Affirm the right of Aboriginal governments to establish and maintain their own child-welfare agencies.
  - ii. Require all child-welfare agencies and courts to take the residential school legacy into account in their decision making.
  - iii. Establish, as an important priority, a requirement that placements of Aboriginal children into temporary and permanent care be culturally appropriate.
5. We call upon the federal, provincial, territorial, and Aboriginal governments to develop culturally appropriate parenting programs for Aboriginal families.

#### Education

6. We call upon the Government of Canada to repeal Section 43 of the Criminal Code of Canada.
7. We call upon the federal government to develop with Aboriginal groups a joint strategy to eliminate educational and employment gaps between Aboriginal and non-Aboriginal Canadians.
8. We call upon the federal government to eliminate the discrepancy in federal education funding for First Nations children being educated on reserves and those First Nations children being educated off reserves.
9. We call upon the federal government to prepare and publish annual reports comparing funding for the education of First Nations children on and off reserves, as well as educational and income attainments of Aboriginal peoples in Canada compared with non-Aboriginal people.
10. We call on the federal government to draft new Aboriginal education legislation with the full participation and informed consent of Aboriginal peoples. The new legislation would include a commitment to sufficient funding and would incorporate the following principles:
  - i. Providing sufficient funding to close identified educational achievement gaps within one generation.

## PATHWAYS TO RECONCILIATION

- ii. Improving education attainment levels and success rates.
  - iii. Developing culturally appropriate curricula.
  - iv. Protecting the right to Aboriginal languages, including the teaching of Aboriginal languages as credit courses.
  - v. Enabling parental and community responsibility, control, and accountability, similar to what parents enjoy in public school systems.
  - vi. Enabling parents to fully participate in the education of their children.
  - vii. Respecting and honouring Treaty relationships.
11. We call upon the federal government to provide adequate funding to end the backlog of First Nations students seeking a post-secondary education.
12. We call upon the federal, provincial, territorial, and Aboriginal governments to develop culturally appropriate early childhood education programs for Aboriginal families.

### Language and culture

13. We call upon the federal government to acknowledge that Aboriginal rights include Aboriginal language rights.
14. We call upon the federal government to enact an Aboriginal Languages Act that incorporates the following principles:
- i. Aboriginal languages are a fundamental and valued element of Canadian culture and society, and there is an urgency to preserve them.
  - ii. Aboriginal language rights are reinforced by the Treaties.
  - iii. The federal government has a responsibility to provide sufficient funds for Aboriginal-language revitalization and preservation.
  - iv. The preservation, revitalization, and strengthening of Aboriginal languages and cultures are best managed by Aboriginal people and communities.
  - v. Funding for Aboriginal language initiatives must reflect the diversity of Aboriginal languages.
15. We call upon the federal government to appoint, in consultation with Aboriginal groups, an Aboriginal Languages Commissioner. The commissioner should help promote Aboriginal languages and report on the adequacy of federal funding of Aboriginal-languages initiatives.
16. We call upon post-secondary institutions to create university and college degree and diploma programs in Aboriginal languages.
17. We call upon all levels of government to enable residential school Survivors and their families to reclaim names changed by the residential school system by waiving administrative costs for a period of five years for the name-change process and the revision of official identity documents, such as birth certificates, passports, driver's licenses, health cards, status cards, and social insurance numbers.

### Health

18. We call upon the federal, provincial, territorial, and Aboriginal governments to acknowledge that the current state of Aboriginal health in Canada is a direct result of previous Canadian government policies, including residential schools, and to recognize and implement the health-care rights of Aboriginal people as identified in international law, constitutional law, and under the Treaties.
19. We call upon the federal government, in consultation with Aboriginal peoples, to establish measurable goals to identify and close the gaps in health outcomes between Aboriginal and non-Aboriginal communities, and to publish annual progress reports and assess long-term trends. Such efforts would focus on indicators such as: infant mortality, maternal health, suicide, mental health, addictions, life expectancy, birth rates, infant and child health issues, chronic diseases, illness and injury incidence, and the availability of appropriate health services.
20. In order to address the jurisdictional disputes concerning Aboriginal people who do not reside on reserves, we call upon the federal government to recognize, respect, and address the distinct health needs of the Métis, Inuit, and off-reserve Aboriginal peoples.
21. We call upon the federal government to provide sustainable funding for existing and new Aboriginal healing centres to address the physical, mental, emotional, and spiritual harms caused by residential schools, and to ensure that the funding of healing centres in Nunavut and the Northwest Territories is a priority.
22. We call upon those who can effect change within the Canadian health-care system to recognize the value of Aboriginal healing practices and use them in the treatment of Aboriginal patients in collaboration with Aboriginal healers and Elders where requested by Aboriginal patients.

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23. We call upon all levels of government to:
- i. Increase the number of Aboriginal professionals working in the health-care field.
  - ii. Ensure the retention of Aboriginal health-care providers in Aboriginal communities.
  - iii. Provide cultural competency training for all healthcare professionals.
24. We call upon medical and nursing schools in Canada to require all students to take a course dealing with Aboriginal health issues, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, and Indigenous teachings and practices. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.
- Justice**
25. We call upon the federal government to establish a written policy that reaffirms the independence of the Royal Canadian Mounted Police to investigate crimes in which the government has its own interest as a potential or real party in civil litigation.
26. We call upon the federal, provincial, and territorial governments to review and amend their respective statutes of limitations to ensure that they conform to the principle that governments and other entities cannot rely on limitation defences to defend legal actions of historical abuse brought by Aboriginal people.
27. We call upon the Federation of Law Societies of Canada to ensure that lawyers receive appropriate cultural competency training, which includes the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.
28. We call upon law schools in Canada to require all law students to take a course in Aboriginal people and the law, which includes the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and antiracism.
29. We call upon the parties and, in particular, the federal government, to work collaboratively with plaintiffs not included in the Indian Residential Schools Settlement Agreement to have disputed legal issues determined expeditiously on an agreed set of facts.
30. We call upon federal, provincial, and territorial governments to commit to eliminating the overrepresentation of Aboriginal people in custody over the next decade, and to issue detailed annual reports that monitor and evaluate progress in doing so.
31. We call upon the federal, provincial, and territorial governments to provide sufficient and stable funding to implement and evaluate community sanctions that will provide realistic alternatives to imprisonment for Aboriginal offenders and respond to the underlying causes of offending.
32. We call upon the federal government to amend the Criminal Code to allow trial judges, upon giving reasons, to depart from mandatory minimum sentences and restrictions on the use of conditional sentences.
33. We call upon the federal, provincial, and territorial governments to recognize as a high priority the need to address and prevent Fetal Alcohol Spectrum Disorder (FASD), and to develop, in collaboration with Aboriginal people, FASD preventive programs that can be delivered in a culturally appropriate manner.
34. We call upon the governments of Canada, the provinces, and territories to undertake reforms to the criminal justice system to better address the needs of offenders with Fetal Alcohol Spectrum Disorder (FASD), including:
- i. Providing increased community resources and powers for courts to ensure that FASD is properly diagnosed, and that appropriate community supports are in place for those with FASD.
  - ii. Enacting statutory exemptions from mandatory minimum sentences of imprisonment for offenders affected by FASD.
  - iii. Providing community, correctional, and parole resources to maximize the ability of people with FASD to live in the community.
  - iv. Adopting appropriate evaluation mechanisms to measure the effectiveness of such programs and ensure community safety.
35. We call upon the federal government to eliminate barriers to the creation of additional Aboriginal healing lodges within the federal correctional system.

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36. We call upon the federal, provincial, and territorial governments to work with Aboriginal communities to provide culturally relevant services to inmates on issues such as substance abuse, family and domestic violence, and overcoming the experience of having been sexually abused.

37. We call upon the federal government to provide more supports for Aboriginal programming in halfway houses and parole services.

38. We call upon the federal, provincial, territorial, and Aboriginal governments to commit to eliminating the overrepresentation of Aboriginal youth in custody over the next decade.

39. We call upon the federal government to develop a national plan to collect and publish data on the criminal victimization of Aboriginal people, including data related to homicide and family violence victimization.

40. We call on all levels of government, in collaboration with Aboriginal people, to create adequately funded and accessible Aboriginal-specific victim programs and services with appropriate evaluation mechanisms.

41. We call upon the federal government, in consultation with Aboriginal organizations, to appoint a public inquiry into the causes of, and remedies for, the disproportionate victimization of Aboriginal women and girls. The inquiry's mandate would include:

- i. Investigation into missing and murdered Aboriginal women and girls.
- ii. Links to the intergenerational legacy of residential schools.

42. We call upon the federal, provincial, and territorial governments to commit to the recognition and implementation of Aboriginal justice systems in a manner consistent with the Treaty and Aboriginal rights of Aboriginal peoples, the Constitution Act, 1982, and the *United Nations Declaration on the Rights of Indigenous Peoples*, endorsed by Canada in November 2012. Reconciliation

### **Canadian Governments and the *United Nations Declaration on the Rights of Indigenous People***

43. We call upon federal, provincial, territorial, and municipal governments to fully adopt and implement the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation.

44. We call upon the Government of Canada to develop a national action plan, strategies, and other concrete measures to achieve the goals of the *United Nations Declaration on the Rights of Indigenous Peoples*.

### **Royal Proclamation and Covenant of Reconciliation**

45. We call upon the Government of Canada, on behalf of all Canadians, to jointly develop with Aboriginal peoples a Royal Proclamation of Reconciliation to be issued by the Crown. The proclamation would build on the Royal Proclamation of 1763 and the Treaty of Niagara of 1764, and reaffirm the nation-to-nation relationship between Aboriginal peoples and the Crown. The proclamation would include, but not be limited to, the following commitments:

- i. Repudiate concepts used to justify European sovereignty over Indigenous lands and peoples such as the Doctrine of Discovery and terra nullius.
- ii. Adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.
- iii. Renew or establish Treaty relationships based on principles of mutual recognition, mutual respect, and shared responsibility for maintaining those relationships into the future.
- iv. Reconcile Aboriginal and Crown constitutional and legal orders to ensure that Aboriginal peoples are full partners in Confederation, including the recognition and integration of Indigenous laws and legal traditions in negotiation and implementation processes involving Treaties, land claims, and other constructive agreements.

46. We call upon the parties to the Indian Residential Schools Settlement Agreement to develop and sign a Covenant of Reconciliation that would identify principles for working collaboratively to advance reconciliation in Canadian society, and that would include, but not be limited to:

- i. Reaffirmation of the parties' commitment to reconciliation.
- ii. Repudiation of concepts used to justify European sovereignty over Indigenous lands and peoples, such as the Doctrine of Discovery and terra nullius, and the reformation of laws, governance structures, and policies within their respective institutions that continue to rely on such concepts.

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- iii. Full adoption and implementation of the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.
  - iv. Support for the renewal or establishment of Treaty relationships based on principles of mutual recognition, mutual respect, and shared responsibility for maintaining those relationships into the future.
  - v. Enabling those excluded from the Settlement Agreement to sign onto the Covenant of Reconciliation.
  - vi. Enabling additional parties to sign onto the Covenant of Reconciliation.
47. We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.

### Settlement Agreement Parties and the *United Nations Declaration on the Rights of Indigenous Peoples*

48. We call upon the church parties to the Settlement Agreement, and all other faith groups and interfaith social justice groups in Canada who have not already done so, to formally adopt and comply with the principles, norms, and standards of the *United Nations Declaration on the Rights of Indigenous Peoples* as a framework for reconciliation. This would include, but not be limited to, the following commitments:
- i. Ensuring that their institutions, policies, programs, and practices comply with the *United Nations Declaration on the Rights of Indigenous Peoples*.
  - ii. Respecting Indigenous peoples' right to self-determination in spiritual matters, including the right to practise, develop, and teach their own spiritual and religious traditions, customs, and ceremonies, consistent with Article 12:1 of the *United Nations Declaration on the Rights of Indigenous Peoples*.
  - iii. Engaging in ongoing public dialogue and actions to support the *United Nations Declaration on the Rights of Indigenous Peoples*.
  - iv. Issuing a statement no later than March 31, 2016, from all religious denominations and faith groups, as to how they will implement the *United Nations Declaration on the Rights of Indigenous Peoples*.

49. We call upon all religious denominations and faith groups who have not already done so to repudiate concepts used to justify European sovereignty over Indigenous lands and peoples, such as the Doctrine of Discovery and *terra nullius*.

### Equity for Aboriginal People in the Legal System

50. In keeping with the *United Nations Declaration on the Rights of Indigenous Peoples*, we call upon the federal government, in collaboration with Aboriginal organizations, to fund the establishment of Indigenous law institutes for the development, use, and understanding of Indigenous laws and access to justice in accordance with the unique cultures of Aboriginal peoples in Canada.
51. We call upon the Government of Canada, as an obligation of its fiduciary responsibility, to develop a policy of transparency by publishing legal opinions it develops and upon which it acts or intends to act, in regard to the scope and extent of Aboriginal and Treaty rights.
52. We call upon the Government of Canada, provincial and territorial governments, and the courts to adopt the following legal principles:
- i. Aboriginal title claims are accepted once the Aboriginal claimant has established occupation over a particular territory at a particular point in time.
  - ii. Once Aboriginal title has been established, the burden of proving any limitation on any rights arising from the existence of that title shifts to the party asserting such a limitation.

### National Council for Reconciliation

53. We call upon the Parliament of Canada, in consultation and collaboration with Aboriginal peoples, to enact legislation to establish a National Council for Reconciliation. The legislation would establish the council as an independent, national, oversight body with membership jointly appointed by the Government of Canada and national Aboriginal organizations, and consisting of Aboriginal and non-Aboriginal members. Its mandate would include, but not be limited to, the following:
- i. Monitor, evaluate, and report annually to Parliament and the people of Canada on the Government of Canada's post-apology progress on reconciliation to ensure that government accountability for reconciling the relationship between Aboriginal peoples and the Crown is maintained in the coming years.

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- ii. Monitor, evaluate, and report to Parliament and the people of Canada on reconciliation progress across all levels and sectors of Canadian society, including the implementation of the Truth and Reconciliation Commission of Canada's Calls to Action.
  - iii. Develop and implement a multi-year National Action Plan for Reconciliation, which includes research and policy development, public education programs, and resources.
  - iv. Promote public dialogue, public/private partnerships, and public initiatives for reconciliation.
54. We call upon the Government of Canada to provide multi-year funding for the National Council for Reconciliation to ensure that it has the financial, human, and technical resources required to conduct its work, including the endowment of a National Reconciliation Trust to advance the cause of reconciliation.
55. We call upon all levels of government to provide annual reports or any current data requested by the National Council for Reconciliation so that it can report on the progress towards reconciliation. The reports or data would include, but not be limited to:
- i. The number of Aboriginal children—including Métis and Inuit children—in care, compared with non-Aboriginal children, the reasons for apprehension, and the total spending on preventive and care services by child-welfare agencies.
  - ii. Comparative funding for the education of First Nations children on and off reserves.
  - iii. The educational and income attainments of Aboriginal peoples in Canada compared with non-Aboriginal people.
  - iv. Progress on closing the gaps between Aboriginal and non-Aboriginal communities in a number of health indicators such as: infant mortality, maternal health, suicide, mental health, addictions, life expectancy, birth rates, infant and child health issues, chronic diseases, illness and injury incidence, and the availability of appropriate health services.
  - v. Progress on eliminating the overrepresentation of Aboriginal children in youth custody over the next decade.
  - vi. Progress on reducing the rate of criminal victimization of Aboriginal people, including data related to homicide and family violence victimization and other crimes.
- vii. Progress on reducing the overrepresentation of Aboriginal people in the justice and correctional systems.
56. We call upon the prime minister of Canada to formally respond to the report of the National Council for Reconciliation by issuing an annual "State of Aboriginal Peoples" report, which would outline the government's plans for advancing the cause of reconciliation.

### Professional Development and Training for Public Servants

57. We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.

### Church Apologies and Reconciliation

58. We call upon the Pope to issue an apology to Survivors, their families, and communities for the Roman Catholic Church's role in the spiritual, cultural, emotional, physical, and sexual abuse of First Nations, Inuit, and Métis children in Catholic-run residential schools. We call for that apology to be similar to the 2010 apology issued to Irish victims of abuse and to occur within one year of the issuing of this Report and to be delivered by the Pope in Canada.
59. We call upon church parties to the Settlement Agreement to develop ongoing education strategies to ensure that their respective congregations learn about their church's role in colonization, the history and legacy of residential schools, and why apologies to former residential school students, their families, and communities were necessary.
60. We call upon leaders of the church parties to the Settlement Agreement and all other faiths, in collaboration with Indigenous spiritual leaders, Survivors, schools of theology, seminaries, and other religious training centres, to develop and teach curriculum for all student clergy, and all clergy and staff who work in Aboriginal communities, on the need to respect Indigenous spirituality in its own right, the history and legacy of residential schools and the roles of the church parties in that system, the history and legacy of religious conflict in Aboriginal families and communities, and the responsibility that churches have to mitigate such conflicts and prevent spiritual violence.



## PATHWAYS TO RECONCILIATION

61. We call upon church parties to the Settlement Agreement, in collaboration with Survivors and representatives of Aboriginal organizations, to establish permanent funding to Aboriginal people for:
- i. Community-controlled healing and reconciliation projects.
  - ii. Community-controlled culture and language revitalization projects.
  - iii. Community-controlled education and relationship building projects.
  - iv. Regional dialogues for Indigenous spiritual leaders and youth to discuss Indigenous spirituality, self-determination, and reconciliation.
- iii. Building student capacity for intercultural understanding, empathy, and mutual respect.
- iv. Identifying teacher-training needs relating to the above.
64. We call upon all levels of government that provide public funds to denominational schools to require such schools to provide an education on comparative religious studies, which must include a segment on Aboriginal spiritual beliefs and practices developed in collaboration with Aboriginal Elders.
65. We call upon the federal government, through the Social Sciences and Humanities Research Council, and in collaboration with Aboriginal peoples, post-secondary institutions and educators, and the National Centre for Truth and Reconciliation and its partner institutions, to establish a national research program with multi-year funding to advance understanding of reconciliation.

### Education for reconciliation

62. We call upon the federal, provincial, and territorial governments, in consultation and collaboration with Survivors, Aboriginal peoples, and educators, to:
- i. Make age-appropriate curriculum on residential schools, Treaties, and Aboriginal peoples' historical and contemporary contributions to Canada a mandatory education requirement for Kindergarten to Grade Twelve students.
  - ii. Provide the necessary funding to post-secondary institutions to educate teachers on how to integrate Indigenous knowledge and teaching methods into classrooms.
  - iii. Provide the necessary funding to Aboriginal schools to utilize Indigenous knowledge and teaching methods in classrooms.
  - iv. Establish senior-level positions in government at the assistant deputy minister level or higher dedicated to Aboriginal content in education.
63. We call upon the Council of Ministers of Education, Canada to maintain an annual commitment to Aboriginal education issues, including:
- i. Developing and implementing Kindergarten to Grade Twelve curriculum and learning resources on Aboriginal peoples in Canadian history, and the history and legacy of residential schools.
  - ii. Sharing information and best practices on teaching curriculum related to residential schools and Aboriginal history.

### Youth Programs

66. We call upon the federal government to establish multiyear funding for community-based youth organizations to deliver programs on reconciliation, and establish a national network to share information and best practices.

### Museums and Archives

67. We call upon the federal government to provide funding to the Canadian Museums Association to undertake, in collaboration with Aboriginal peoples, a national review of museum policies and best practices to determine the level of compliance with the *United Nations Declaration on the Rights of Indigenous Peoples* and to make recommendations.
68. We call upon the federal government, in collaboration with Aboriginal peoples, and the Canadian Museums Association to mark the 150th anniversary of Canadian Confederation in 2017 by establishing a dedicated national funding program for commemoration projects on the theme of reconciliation.
69. We call upon Library and Archives Canada to:
- i. Fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples and the *United Nations Joint-Orentlicher Principles*, as related to Aboriginal peoples' inalienable right to know the truth about what happened and why, with regard to human rights violations committed against them in the residential schools.

## PATHWAYS TO RECONCILIATION

- ii. Ensure that its record holdings related to residential schools are accessible to the public.
  - iii. Commit more resources to its public education materials and programming on residential schools.
70. We call upon the federal government to provide funding to the Canadian Association of Archivists to undertake, in collaboration with Aboriginal peoples, a national review of archival policies and best practices to:
- i. Determine the level of compliance with the United Nations Declaration on the Rights of Indigenous Peoples and the *United Nations Joint-Orentlicher Principles*, as related to Aboriginal peoples' inalienable right to know the truth about what happened and why, with regard to human rights violations committed against them in the residential schools.
  - ii. Produce a report with recommendations for full implementation of these international mechanisms as a reconciliation framework for Canadian archives.

### Missing Children and Burial Information

71. We call upon all chief coroners and provincial vital statistics agencies that have not provided to the Truth and Reconciliation Commission of Canada their records on the deaths of Aboriginal children in the care of residential school authorities to make these documents available to the National Centre for Truth and Reconciliation.
72. We call upon the federal government to allocate sufficient resources to the National Centre for Truth and Reconciliation to allow it to develop and maintain the National Residential School Student Death Register established by the Truth and Reconciliation Commission of Canada.
73. We call upon the federal government to work with churches, Aboriginal communities, and former residential school students to establish and maintain an online registry of residential school cemeteries, including, where possible, plot maps showing the location of deceased residential school children.
74. We call upon the federal government to work with the churches and Aboriginal community leaders to inform the families of children who died at residential schools of the child's burial location, and to respond to families' wishes for appropriate commemoration ceremonies and markers, and reburial in home communities where requested.
75. We call upon the federal government to work with provincial, territorial, and municipal governments, churches, Aboriginal communities, former residential school students, and current landowners to develop and implement strategies and procedures for the ongoing identification, documentation, maintenance, commemoration, and protection of residential school cemeteries or other sites at which residential school children were buried. This is to include the provision of appropriate memorial ceremonies and commemorative markers to honour the deceased children.
76. We call upon the parties engaged in the work of documenting, maintaining, commemorating, and protecting residential school cemeteries to adopt strategies in accordance with the following principles:
- i. The Aboriginal community most affected shall lead the development of such strategies.
  - ii. Information shall be sought from residential school Survivors and other Knowledge Keepers in the development of such strategies.
  - iii. Aboriginal protocols shall be respected before any potentially invasive technical inspection and investigation of a cemetery site.

### National Centre for Truth and Reconciliation

77. We call upon provincial, territorial, municipal, and community archives to work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system, and to provide these to the National Centre for Truth and Reconciliation.
78. We call upon the Government of Canada to commit to making a funding contribution of \$10 million over seven years to the National Centre for Truth and Reconciliation, plus an additional amount to assist communities to research and produce histories of their own residential school experience and their involvement in truth, healing, and reconciliation.

### Commemoration

79. We call upon the federal government, in collaboration with Survivors, Aboriginal organizations, and the arts community, to develop a reconciliation framework for Canadian heritage and commemoration. This would include, but not be limited to:

## PATHWAYS TO RECONCILIATION

- i. Amending the Historic Sites and Monuments Act to include First Nations, Inuit, and Métis representation on the Historic Sites and Monuments Board of Canada and its Secretariat.
  - ii. Revising the policies, criteria, and practices of the National Program of Historical Commemoration to integrate Indigenous history, heritage values, and memory practices into Canada's national heritage and history.
  - iii. Developing and implementing a national heritage plan and strategy for commemorating residential school sites, the history and legacy of residential schools, and the contributions of Aboriginal peoples to Canada's history.
80. We call upon the federal government, in collaboration with Aboriginal peoples, to establish, as a statutory holiday, a National Day for Truth and Reconciliation to honour Survivors, their families, and communities, and ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process.
81. We call upon the federal government, in collaboration with Survivors and their organizations, and other parties to the Settlement Agreement, to commission and install a publicly accessible, highly visible, Residential Schools National Monument in the city of Ottawa to honour Survivors and all the children who were lost to their families and communities.
82. We call upon provincial and territorial governments, in collaboration with Survivors and their organizations, and other parties to the Settlement Agreement, to commission and install a publicly accessible, highly visible, Residential Schools Monument in each capital city to honour Survivors and all the children who were lost to their families and communities.
83. We call upon the Canada Council for the Arts to establish, as a funding priority, a strategy for Indigenous and non-Indigenous artists to undertake collaborative projects and produce works that contribute to the reconciliation process.
- i. Increasing Aboriginal programming, including Aboriginal-language speakers.
  - ii. Increasing equitable access for Aboriginal peoples to jobs, leadership positions, and professional development opportunities within the organization.
  - iii. Continuing to provide dedicated news coverage and online public information resources on issues of concern to Aboriginal peoples and all Canadians, including the history and legacy of residential schools and the reconciliation process.
85. We call upon the Aboriginal Peoples Television Network, as an independent non-profit broadcaster with programming by, for, and about Aboriginal peoples, to support reconciliation, including but not limited to:
- i. Continuing to provide leadership in programming and organizational culture that reflects the diverse cultures, languages, and perspectives of Aboriginal peoples.
  - ii. Continuing to develop media initiatives that inform and educate the Canadian public, and connect Aboriginal and non-Aboriginal Canadians.
86. We call upon Canadian journalism programs and media schools to require education for all students on the history of Aboriginal peoples, including the history and legacy of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations.

### Sports and Reconciliation

87. We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.
88. We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and travel.
89. We call upon the federal government to amend the Physical Activity and Sport Act to support reconciliation by ensuring that policies to promote physical activity as a fundamental element of health and well-being, reduce barriers to sports participation, increase the pursuit of excellence in sport, and build capacity in the Canadian sport system, are inclusive of Aboriginal peoples.
84. We call upon the federal government to restore and increase funding to the CBC/Radio-Canada, to enable Canada's national public broadcaster to support reconciliation, and be properly reflective of the diverse cultures, languages, and perspectives of Aboriginal peoples, including, but not limited to:

### Media and Reconciliation

## PATHWAYS TO RECONCILIATION

90. We call upon the federal government to ensure that national sports policies, programs, and initiatives are inclusive of Aboriginal peoples, including, but not limited to, establishing:

- i. In collaboration with provincial and territorial governments, stable funding for, and access to, community sports programs that reflect the diverse cultures and traditional sporting activities of Aboriginal peoples.
- ii. An elite athlete development program for Aboriginal athletes.
- iii. Programs for coaches, trainers, and sports officials that are culturally relevant for Aboriginal peoples.
- iv. Anti-racism awareness and training programs.

91. We call upon the officials and host countries of international sporting events such as the Olympics, Pan Am, and Commonwealth games to ensure that Indigenous peoples' territorial protocols are respected, and local Indigenous communities are engaged in all aspects of planning and participating in such events.

### Business and Reconciliation

92. We call upon the corporate sector in Canada to adopt the *United Nations Declaration on the Rights of Indigenous Peoples* as a reconciliation framework and to apply its principles, norms, and standards to corporate policy and core operational activities involving Indigenous peoples and their lands and resources. This would include, but not be limited to, the following:

- i. Commit to meaningful consultation, building respectful relationships, and obtaining the free, prior, and informed consent of Indigenous peoples before proceeding with economic development projects.
- ii. Ensure that Aboriginal peoples have equitable access to jobs, training, and education opportunities in the corporate sector, and that Aboriginal communities gain long-term sustainable benefits from economic development projects.
- iii. Provide education for management and staff on the history of Aboriginal peoples, including the history and legacy of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills based training in intercultural competency, conflict resolution, human rights, and anti-racism.

### Newcomers to Canada

93. We call upon the federal government, in collaboration with the national Aboriginal organizations, to revise the information kit for newcomers to Canada and its citizenship test to reflect a more inclusive history of the diverse Aboriginal peoples of Canada, including information about the Treaties and the history of residential schools.

94. We call upon the Government of Canada to replace the Oath of Citizenship with the following:

I swear (or affirm) that I will be faithful and bear true allegiance to Her Majesty Queen Elizabeth II, Queen of Canada, Her Heirs and Successors, and that I will faithfully observe the laws of Canada including Treaties with Indigenous Peoples, and fulfill my duties as a Canadian citizen.

# UNITED NATIONS DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES



Ucluelet OCP - Indigenous Relations and  
Policy Bruce Greig, Manager of C...

# UNITED NATIONS DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES

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**Resolution adopted by the  
General Assembly on 13 September 2007**

*[without reference to a Main Committee (A/61/L.67  
and Add.1)]*

**61/295. United Nations Declaration on the  
Rights of Indigenous Peoples**

*The General Assembly,*

*Taking note* of the recommendation of the Human Rights Council contained in its resolution 1/2 of 29 June 2006<sup>1</sup>, by which the Council adopted the text of the United Nations Declaration on the Rights of Indigenous Peoples,

*Recalling* its resolution 61/178 of 20 December 2006, by which it decided to defer consideration of and action on the Declaration to allow time for further consultations thereon, and also decided to conclude its consideration before the end of the sixty-first session of the General Assembly,

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1 See Official Records of the General Assembly, Sixty-first Session, Supplement No. 53 (A/61/53), part one, chap. II, sect. A.

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*Adopts* the United Nations Declaration on the Rights of Indigenous Peoples as contained in the annex to the present resolution.

*107th plenary meeting  
13 September 2007*

## **Annex**

### **United Nations Declaration on the Rights of Indigenous Peoples**

*The General Assembly,*

*Guided* by the purposes and principles of the Charter of the United Nations, and good faith in the fulfilment of the obligations assumed by States in accordance with the Charter,

*Affirming* that indigenous peoples are equal to all other peoples, while recognizing the right of all peoples to be different, to consider themselves different, and to be respected as such,

Affirming also that all peoples contribute to the diversity and richness of civilizations and cultures, which constitute the common heritage of humankind,

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**Affirming** further that all doctrines, policies and practices based on or advocating superiority of peoples or individuals on the basis of national origin or racial, religious, ethnic or cultural differences are racist, scientifically false, legally invalid, morally condemnable and socially unjust,

**Reaffirming** that indigenous peoples, in the exercise of their rights, should be free from discrimination of any kind,

**Concerned** that indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources, thus preventing them from exercising, in particular, their right to development in accordance with their own needs and interests,

**Recognizing** the urgent need to respect and promote the inherent rights of indigenous peoples which derive from their political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies, especially their rights to their lands, territories and resources,

**Recognizing** also the urgent need to respect and promote the rights of indigenous peoples

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affirmed in treaties, agreements and other constructive arrangements with States,

**Welcoming** the fact that indigenous peoples are organizing themselves for political, economic, social and cultural enhancement and in order to bring to an end all forms of discrimination and oppression wherever they occur,

**Convinced** that control by indigenous peoples over developments affecting them and their lands, territories and resources will enable them to maintain and strengthen their institutions, cultures and traditions, and to promote their development in accordance with their aspirations and needs,

**Recognizing** that respect for indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment,

**Emphasizing** the contribution of the demilitarization of the lands and territories of indigenous peoples to peace, economic and social progress and development, understanding and friendly relations among nations and peoples of the world,

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**Recognizing** in particular the right of indigenous families and communities to retain shared responsibility for the upbringing, training, education and well-being of their children, consistent with the rights of the child,

**Considering** that the rights affirmed in treaties, agreements and other constructive arrangements between States and indigenous peoples are, in some situations, matters of international concern, interest, responsibility and character,

**Considering** also that treaties, agreements and other constructive arrangements, and the relationship they represent, are the basis for a strengthened partnership between indigenous peoples and States,

**Acknowledging** that the Charter of the United Nations, the International Covenant on Economic, Social and Cultural Rights<sup>2</sup> and the International Covenant on Civil and Political Rights,<sup>2</sup> as well as the Vienna Declaration and Programme of Action,<sup>3</sup> affirm the fundamental importance of the right to self-determination of all peoples, by

<sup>2</sup> See resolution 2200 A (XXI), annex.

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virtue of which they freely determine their political status and freely pursue their economic, social and cultural development,

**Bearing** in mind that nothing in this Declaration may be used to deny any peoples their right to self-determination, exercised in conformity with international law,

**Convinced** that the recognition of the rights of indigenous peoples in this Declaration will enhance harmonious and cooperative relations between the State and indigenous peoples, based on principles of justice, democracy, respect for human rights, non-discrimination and good faith,

**Encouraging** States to comply with and effectively implement all their obligations as they apply to indigenous peoples under international instruments, in particular those related to human rights, in consultation and cooperation with the peoples concerned,

**Emphasizing** that the United Nations has an important and continuing role to play in promoting and protecting the rights of indigenous peoples,

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**Believing** that this Declaration is a further important step forward for the recognition, promotion and protection of the rights and freedoms of indigenous peoples and in the development of relevant activities of the United Nations system in this field,

**Recognizing and reaffirming** that indigenous individuals are entitled without discrimination to all human rights recognized in international law, and that indigenous peoples possess collective rights which are indispensable for their existence, well-being and integral development as peoples,

**Recognizing** that the situation of indigenous peoples varies from region to region and from country to country and that the significance of national and regional particularities and various historical and cultural backgrounds should be taken into consideration,

**Solemnly proclaims** the following United Nations Declaration on the Rights of Indigenous Peoples as a standard of achievement to be pursued in a spirit of partnership and mutual respect:

**Article 1**

Indigenous peoples have the right to the full en-

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human rights and fundamental freedoms as recognized in the Charter of the United Nations, the Universal Declaration of Human Rights<sup>4</sup> and international human rights law.

**Article 2**

Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

**Article 3**

Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.

**Article 4**

Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating to their internal and local affairs, as well as ways and means for financing their autonomous functions.

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**Article 5**

Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

**Article 6**

Every indigenous individual has the right to a nationality.

**Article 7**

1. Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.
2. Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

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*Article 8*

1. Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture.
2. States shall provide effective mechanisms for prevention of, and redress for:
  - (a) Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;
  - (b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;
  - (c) Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;
  - (d) Any form of forced assimilation or integration;
  - (e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

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**Article 9**

Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. No discrimination of any kind may arise from the exercise of such a right.

**Article 10**

Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

**Article 11**

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.

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2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

**Article 12**

- 1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.
- 2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

**Article 13**

1. Indigenous peoples have the right to revitalize, develop, strengthen and maintain their spiritual, cultural, religious and linguistic relationships with their territories, knowledge, innovation and practices and to uphold their rights to a fair and equitable share of the spiritual and material benefits arising from the utilization of their lands, territories and resources, as well as their contribution to the well-being of their societies.

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tions their histories, languages, oral traditions, philosophies, writing systems and literatures, and to designate and retain their own names for communities, places and persons.

2. States shall take effective measures to ensure that this right is protected and also to ensure that indigenous peoples can understand and be understood in political, legal and administrative proceedings, where necessary through the provision of interpretation or by other appropriate means.

**Article 14**

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.
2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the State without discrimination.
3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including

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those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

**Article 15**

1. Indigenous peoples have the right to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information.
2. States shall take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society.

**Article 16**

1. Indigenous peoples have the right to establish their own media in their own languages and to have access to all forms of non-indigenous media without discrimination.
2. States shall take effective measures to ensure that State-owned media duly reflect indigenous

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cultural diversity. States, without prejudice to ensuring full freedom of expression, should encourage privately owned media to adequately reflect indigenous cultural diversity.

**Article 17**

1. Indigenous individuals and peoples have the right to enjoy fully all rights established under applicable international and domestic labour law.
2. States shall in consultation and cooperation with indigenous peoples take specific measures to protect indigenous children from economic exploitation and from performing any work that is likely to be hazardous or to interfere with the child's education, or to be harmful to the child's health or physical, mental, spiritual, moral or social development, taking into account their special vulnerability and the importance of education for their empowerment.
3. Indigenous individuals have the right not to be subjected to any discriminatory conditions of labour and, inter alia, employment or salary.

**Article 18**

Indigenous peoples have the right to participate in decisions that affect them and to hold their own meetings in their own communities. States shall consult and cooperate in good faith with the indigenous peoples concerned through their representative institutions in order to obtain their consent before undertaking any project affecting them or before relocating or removing them from their habitations. States shall provide opportunities for members of the indigenous communities affected to participate in decisions that affect them.

their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

***Article 19***

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.

***Article 20***

1. Indigenous peoples have the right to maintain and develop their political, economic and social systems or institutions, to be secure in the enjoyment of their own means of subsistence and development, and to engage freely in all their traditional and other economic activities.
2. Indigenous peoples deprived of their means of subsistence and development are entitled to just and fair redress.

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*Article 21*

1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.
2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.

*Article 22*

1. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities in the implementation of this Declaration.
2. States shall take measures, in conjunction with indigenous peoples, to ensure that indigenous women and children enjoy the full protection and guarantees against all forms of violence

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**Article 23**

Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

**Article 24**

1. Indigenous peoples have the right to their traditional medicines and to maintain their health practices, including the conservation of their vital medicinal plants, animals and minerals. Indigenous individuals also have the right to access, without any discrimination, to all social and health services.
2. Indigenous individuals have an equal right to the enjoyment of the highest attainable standard of physical and mental health. States shall take the necessary steps with a view to achieving progressively the full realization of this right.

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**Article 25**

Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

**Article 26**

1. Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.
2. Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
3. States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

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**Article 27**

States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

**Article 28**

1. Indigenous peoples have the right to redress, by means that can include restitution or, when this is not possible, just, fair and equitable compensation, for the lands, territories and resources which they have traditionally owned or otherwise occupied or used, and which have been confiscated, taken, occupied, used or damaged without their free, prior and informed consent.
2. Unless otherwise freely agreed upon by the peoples concerned, compensation shall take

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the form of lands, territories and resources equal in quality, size and legal status or of monetary compensation or other appropriate redress.

**Article 29**

1. Indigenous peoples have the right to the conservation and protection of the environment and the productive capacity of their lands or territories and resources. States shall establish and implement assistance programmes for indigenous peoples for such conservation and protection, without discrimination.
2. States shall take effective measures to ensure that no storage or disposal of hazardous materials shall take place in the lands or territories of indigenous peoples without their free, prior and informed consent.
3. States shall also take effective measures to ensure, as needed, that programmes for monitoring, maintaining and restoring the health of indigenous peoples, as developed and implemented by the peoples affected by such materials, are duly implemented.

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**Article 30**

1. Military activities shall not take place in the lands or territories of indigenous peoples, unless justified by a relevant public interest or otherwise freely agreed with or requested by the indigenous peoples concerned.
2. States shall undertake effective consultations with the indigenous peoples concerned, through appropriate procedures and in particular through their representative institutions, prior to using their lands or territories for military activities.

**Article 31**

1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the

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right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.

2. In conjunction with indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

**Article 32**

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.
2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.
3. States shall provide effective mechanisms for just and fair redress for any such activities, and

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appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

**Article 33**

1. Indigenous peoples have the right to determine their own identity or membership in accordance with their customs and traditions. This does not impair the right of indigenous individuals to obtain citizenship of the States in which they live.
2. Indigenous peoples have the right to determine the structures and to select the membership of their institutions in accordance with their own procedures.

**Article 34**

Indigenous peoples have the right to promote, develop and maintain their institutional structures and their distinctive customs, spirituality, traditions, procedures, practices and, in the cases where they exist, juridical systems or customs, in accordance with international human rights standards.

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***Article 35***

Indigenous peoples have the right to determine the responsibilities of individuals to their communities.

***Article 36***

1. Indigenous peoples, in particular those divided by international borders, have the right to maintain and develop contacts, relations and cooperation, including activities for spiritual, cultural, political, economic and social purposes, with their own members as well as other peoples across borders.
2. States, in consultation and cooperation with indigenous peoples, shall take effective measures to facilitate the exercise and ensure the implementation of this right.

***Article 37***

1. Indigenous peoples have the right to the recognition, observance and enforcement of treaties, agreements and other constructive arrangements concluded with States or their successors and to have States honour and re-

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spect such treaties, agreements and other constructive arrangements.

2. Nothing in this Declaration may be interpreted as diminishing or eliminating the rights of indigenous peoples contained in treaties, agreements and other constructive arrangements.

### ***Article 38***

States in consultation and cooperation with indigenous peoples, shall take the appropriate measures, including legislative measures, to achieve the ends of this Declaration.

### ***Article 39***

Indigenous peoples have the right to have access to financial and technical assistance from States and through international cooperation, for the enjoyment of the rights contained in this Declaration.

### ***Article 40***

Indigenous peoples have the right to access to and prompt decision through just and fair procedures for the resolution of conflicts and disputes with States or other parties, as well as to effective

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remedies for all infringements of their individual and collective rights. Such a decision shall give due consideration to the customs, traditions, rules and legal systems of the indigenous peoples concerned and international human rights.

***Article 41***

The organs and specialized agencies of the United Nations system and other intergovernmental organizations shall contribute to the full realization of the provisions of this Declaration through the mobilization, inter alia, of financial cooperation and technical assistance. Ways and means of ensuring participation of indigenous peoples on issues affecting them shall be established.

***Article 42***

The United Nations, its bodies, including the Permanent Forum on Indigenous Issues, and specialized agencies, including at the country level, and States shall promote respect for and full application of the provisions of this Declaration and follow up the effectiveness of this Declaration.

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***Article 43***

The rights recognized herein constitute the minimum standards for the survival, dignity and well-being of the indigenous peoples of the world.

***Article 44***

All the rights and freedoms recognized herein are equally guaranteed to male and female indigenous individuals.

***Article 45***

Nothing in this Declaration may be construed as diminishing or extinguishing the rights indigenous peoples have now or may acquire in the future.

***Article 46***

1. Nothing in this Declaration may be interpreted as implying for any State, people, group or person any right to engage in any activity or to perform any act contrary to the Charter of the United Nations or construed as authorizing or encouraging any action which would dismem-

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ber or impair, totally or in part, the territorial integrity or political unity of sovereign and independent States.

2. In the exercise of the rights enunciated in the present Declaration, human rights and fundamental freedoms of all shall be respected. The exercise of the rights set forth in this Declaration shall be subject only to such limitations as are determined by law and in accordance with international human rights obligations. Any such limitations shall be non-discriminatory and strictly necessary solely for the purpose of securing due recognition and respect for the rights and freedoms of others and for meeting the just and most compelling requirements of a democratic society.
3. The provisions set forth in this Declaration shall be interpreted in accordance with the principles of justice, democracy, respect for human rights, equality, non-discrimination, good governance and good faith.

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## STAFF REPORT TO COUNCIL

Regular Council Meeting: January 12, 2021  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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

**FILE NO:** 6480-20-2020-OCF

**SUBJECT:** UCLUELET DRAFT OCF

**REPORT NO:** 21-05

**ATTACHMENTS:** APPENDIX A – 2020 OCF DOCUMENT DRAFT 6.1  
APPENDIX B – DRAFT OCF SCHEDULES AND MAPS

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### RECOMMENDATIONS:

**THAT** Council, with regard to the 2020 Official Community Plan (OCF) bylaw update:

1. receive this report for information;
2. discuss the draft plan and its policy contents; and,
3. provide feedback to staff on any desired changes to the draft before the bylaw is brought back for consideration of second reading as amended at a future meeting of Council.

### PURPOSE:

The purpose of this report is to check in with Council on the direction of the work to update the Ucluelet OCF, and to provide time to focus discussion on the draft and make any desired changes - before getting into further consideration of bylaw readings, formal referral to other agencies and a public hearing.

### DISCUSSION:

Hard copies of the updated draft OCF and maps have been circulated to Council members, and a reduced digital copy is attached to this report (see **Appendices 'A' and 'B'**). Added text is highlighted in red in the draft 6.1 document.

The main regulatory schedules A through D are complete – updated graphics and labelling of the remaining schedules and information maps is underway, as indicated in notes on the maps attached, and will be complete shortly.

Staff will provide an overview of some of the significant changes and additions, but this is an opportunity to discuss, clarify and/or consider changes to any of the sections or policies contained in the draft.

### POLICY OR LEGISLATIVE IMPACTS:

The requirements for adopting an Official Community Plan bylaw include Council consideration of opportunities for consultation with affected persons, organizations and authorities as part of the process. Following first reading of the OCF Bylaw No. 1236, the draft OCF was referred to a long list

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Ucluelet Draft OCF Bruce Greig, Manager of Community Planning

of agencies and government bodies for review and comment. This input has been invaluable in refining the plan.

Once the OCP Bylaw reaches the point where it has received second reading and is being referred to a public hearing, staff will recommend that Council refer the updated draft of the OCP to those same agencies for formal comment prior to the public hearing.

**PROGRESS AND NEXT STEPS:**

Following discussion and direction by Council, staff will complete the revisions to the draft maps, make any changes to policy areas directed by Council, and bring the revised complete OCP bylaw back to Council – for consideration of second reading as amended and referral to a public hearing. Depending on the revisions required, the bylaw could be on Council’s agenda for further consideration later this month.

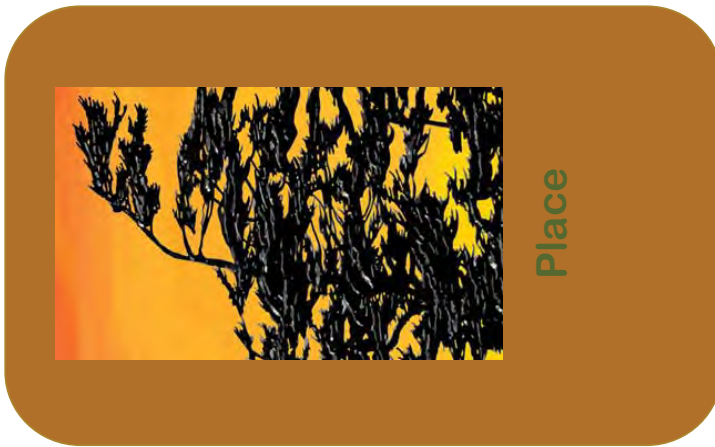
**SUMMARY:**

This report provides an opportunity to focus discussion and provide input to staff on the text, mapping and policy areas in the draft OCP.

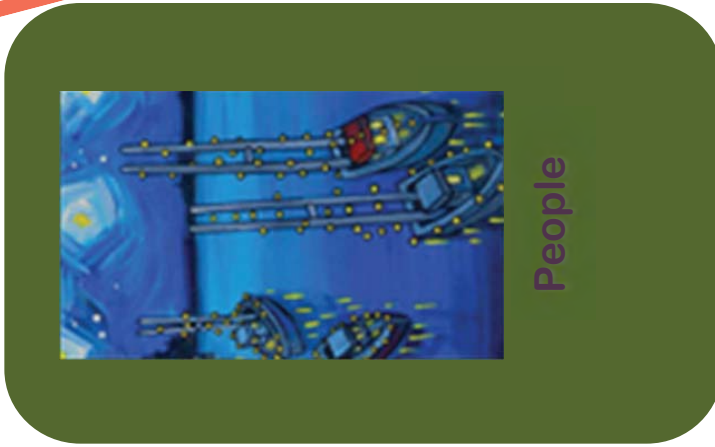
**Respectfully submitted:** Bruce Greig, Manager of Community Planning  
John Towgood, Planner 1  
Mark Boysen, Chief Administrative Officer

DRAFT

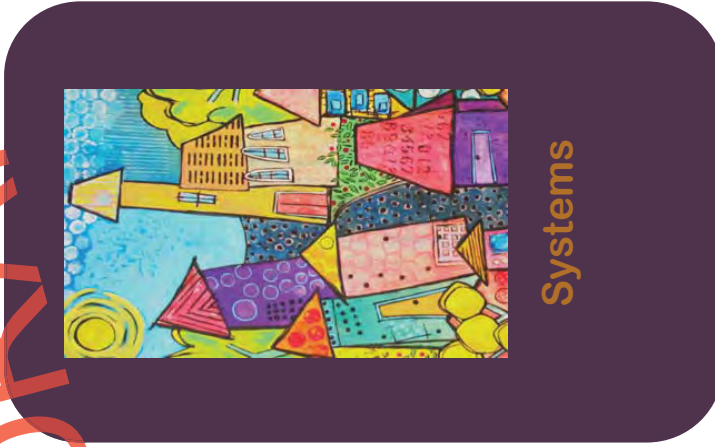
Appendix A



Place



People



Systems

The logo for the District of Ucluelet, featuring a stylized 'S' shape in green and blue. Below the logo is the text 'DISTRICT OF UCLUELET'. To the right, the text 'Official Community Plan 2020' is displayed in white and red on a dark blue background.

Schedule "1" to District of Ucluelet Official Community Plan Bylaw No. 1236, 2020

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

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


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

Cover artwork by Katsumi Kimoto and Marla Thirsk

**Title:** District of Ucluelet Official Community Plan

**Prepared By:** Planning and Building Department, District of Ucluelet

**Status:** Draft 6

**Contact:** Planning Department  
District of Ucluelet  
200 Main Street, Ucluelet BC V0R 3A0  
 250-726-7744

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

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

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Ucluelet Draft OCP Bruce Greig, Manager of Community Planning

# Part One: Introduction

## What is an Official Community Plan & Why Plan

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

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

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

### Ucluelet is:

#### COMMUNITY CHARACTER AND IDENTITY

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

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

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

COMMUNITY VISION

Vision

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

Guiding Principles

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

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

The Visitor Experience

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

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

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

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

CONTEXT

Region and Neighbours

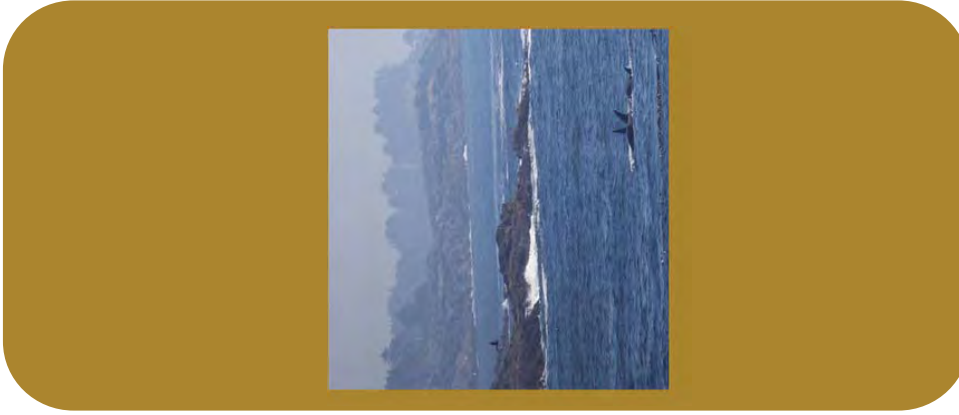
The District of Ucluelet is located on the Ucluth Peninsula, at the entrance to Barkley Sound on the west coast of Vancouver Island. The town is situated just south of the Long Beach unit of the Pacific Rim National Park Reserve. The municipality is located within the Alberni Clayoquot Regional District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

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

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

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

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



YFN: Relationship and Reconciliation

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

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

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

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

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

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

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

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

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



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

*Protocol Context*

Our community vision is:

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

Our collaborative organizational vision is:

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

*Shared Values*

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

Relationships

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

- mutual benefit
- patience
- fairness

Culture

- appreciation and celebration of different cultures
- traditions
- history

Social

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

Environment

- sustainability
- do no harm
- interconnectedness
- **renewable energy**

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

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

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

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

**Policy 1.1** The District of Ucluelet adopts the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation (see Appendix [1](#)).

**Policy 1.2** Make every effort to build on the history of respect and mutual assistance which characterises the relationship between the municipality and the Yuułuꞵath and ‘tuk’aaꞵath Nations.

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

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

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

**What is a ‘policy’?**

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

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

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

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

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

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

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

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

**Point in Time & History: View to 2050**

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

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

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

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

Ucluelet Draft OCP Bruce Greig, Manager of Community Planning

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

Some things have become clearer:

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

# Part Two: Place

### Natural Environment

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

### ECOLOGY

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

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

The marine ecosystem surrounding the peninsula includes salmon, sea lions, otters, migratory and resident grey, humpback and orca whales, seabirds, and an additional 240 species of birds.

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

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

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



**WILDLIFE**

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. The frequency of human contact with these large mammals increases as new lands are developed. As human development spreads out and encroaches upon wildlife habitat, the wildlife and human interaction increases.

As the foraging areas, migration paths and game trails for wildlife are **overlain with human development and** contact increases, normally submissive species such as bears, cougars and wolves can begin to become habituated to human activities. They may become accustomed to odours and noises and less afraid of cars, bicyclists and runners.

Game trails and migration pathways in the area that have existed for hundreds or even thousands of years are encroached upon by development causing animals to learn, evolve and cope with human activity. Within town limits bears are particularly drawn to berry patches and trash which is not bear-proofed.

Development in Ucluelet's future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce wildlife impacts through a wildlife smart program.

Prevention methods include keeping garbage inside until the day of pick up, bear proof dumpsters, properly functioning compost and networks of communication between friends and neighbours about sightings. Prevention is a win-win situation because both people and wildlife benefit. It will be beneficial to the District of Ucluelet to continue working with the National Park Reserve on wildlife programs.

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

**ENVIRONMENTAL PROTECTION**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Policy 2.6 Support efforts to establish an Indigenous-led landscape-scale West Coast Stewardship Corridor extending from the Southern to Northern regions of Vancouver Island.**

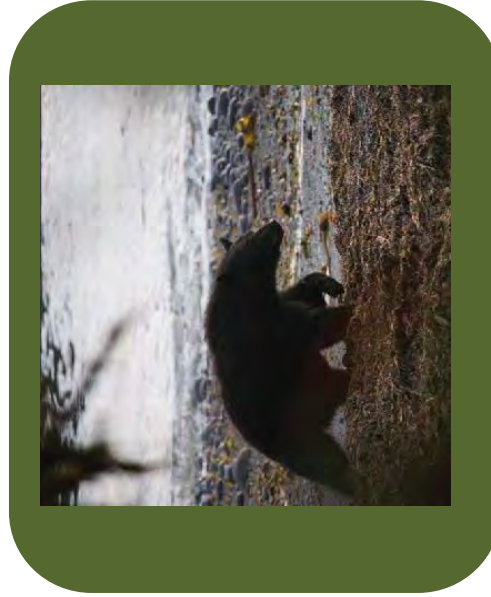
**Policy 2.7** Promote solid waste management practices - such as WildSafe BC bin closure protocols - to that discourage attraction of wildlife.

**Policy 2.8** Explore bylaw amendments and education for options to allow backyard husbandry of poultry while avoiding attracting wildlife by using appropriate electric fencing.

**Policy 2.9** Explore, with public input, the merits of defining and initiating a system of municipal permitting prior to removal of the most significant, mature trees in the community.

**Policy 2.10** Given that all land in the community is proximate to watercourses and the ocean, and given the significant rainfall experienced in Ucluelet, discourage the cosmetic use of pesticides anywhere in the District.

**Policy 2.11** Lobby the provincial government to institute a province-wide system of regulating the cosmetic use and sale of pesticides.





## CLIMATE ACTION

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

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

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

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

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

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

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

### Our Goals:

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

<p>The following are goals (objectives) identified in the recently adopted Ucluelet mitigation and adaptation plans.</p>	<p>Objective 2N – The District integrates climate action into all municipal processes.</p>
<p>Transportation</p>	<p>Objective 2O – The District leads by example by ensuring all buildings are energy efficient, by transitioning to a low-carbon fleet, and establishing zero-waste policies for operations and events.</p>
<p>Objective 2E – Ucluelet attracts businesses so residents can access key services close to home.</p>	<p>Objective 2P - The District meets the community's 80% GHG reduction and 100% renewable energy targets for its municipal operations.</p>
<p>Objective 2F – Ucluelet residents can safely move around town by foot, bike, scooter, or other low-carbon transportation modes.</p>	<p>Adaptation</p>
<p>Objective 2G – Ucluelet is connected to the region by reliable transit and an extended EV charging network.</p>	<p>Objective 2Q – Strengthen infrastructure resilience and reduce risk to buildings and property.</p>
<p>Objective 2H – Ucluelet residents and visitors can charge electric vehicles at home, work, and popular destinations.</p>	<p>Objective 2R – Enhance resilience of ecosystems and protect natural areas.</p>
<p>Buildings</p>	<p>Objective 2S – Improve public safety and preparedness to climate-related events.</p>
<p>Objective 2I – Ucluelet is connected to the region by reliable transit and an extended EV charging network.</p>	
<p>Objective 2J – Existing residential and commercial buildings become energy efficient, comfortable, durable, and cheaper to operate through whole-building energy retrofits.</p>	
<p>Objective 2K – Ucluelet transitions away from heating oil by 2030 in favour of renewable sources of heat such as heat pumps.</p>	
<p>Waste</p>	
<p>Objective 2L – Organic waste is diverted from the landfill due to a curbside collection program and on-site composting</p>	
<p>Objective 2M – Single-use plastics are eliminated in favour of reusable and biodegradable alternatives.</p>	
<p>Leadership</p>	

Greenhouse Gas Targets

**Policy 2.12** The District will align its community targets with those established by the Province of BC in 2018. Using a 2007 baseline, those targets are:

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

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

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

GHG Policies - Land Use and Development

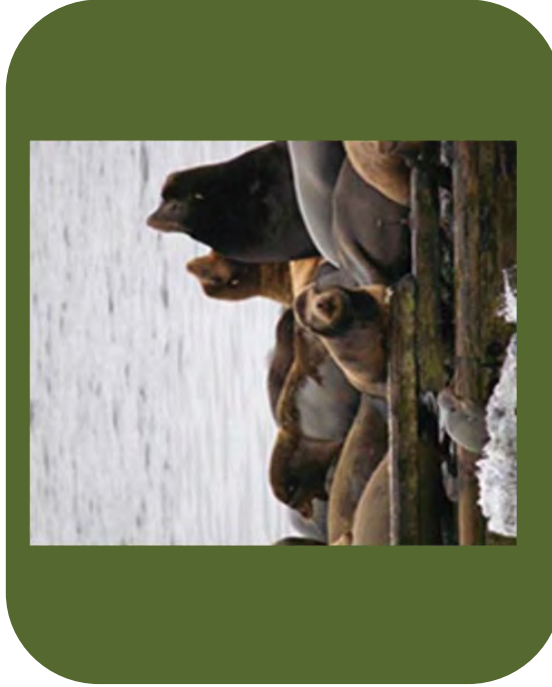
**Policy 2.12** Support the walkability and bike-ability of the community.

**Policy 2.13** Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

**Policy 2.14** Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

**Policy 2.15** Focus municipal and other government facilities within this compact core.

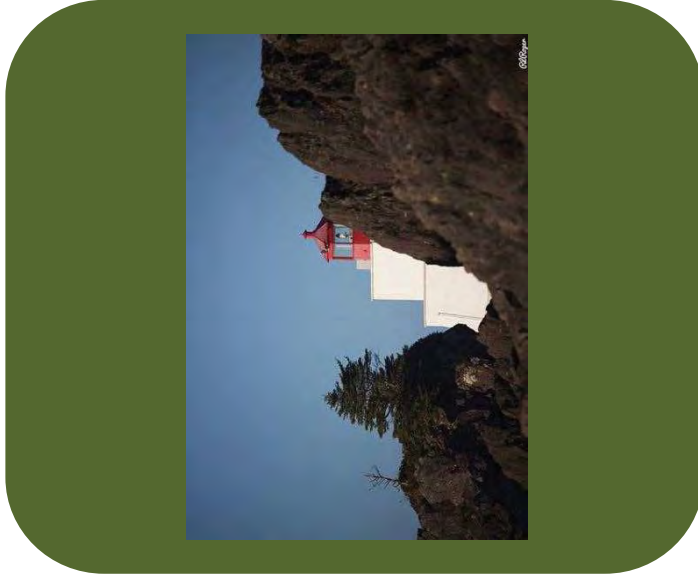
**Policy 2.16** Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.



- GHG Policies - Transportation
- Policy 2.17** Encourage pedestrian and bicycle facilities as part of all new development projects.
- Policy 2.18** Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences.
- Policy 2.XX Encourage and support regional organizations to convert their fleets to Zero Emission Vehicles.**
- Policy 2.XX Convert all light-duty vehicles to zero-emission vehicles in municipal operations including the integration of e-bikes where possible.**
- Policy 2.19** Expand the Wild Pacific Trail network as opportunities arise.
- Policy 2.20** Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.
- Policy 2.21** Encourage BC Transit to create local transit routes to serve most destinations within the community with a high level of service, and focus development along this transit corridor.
- Policy 2.22** Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.
- Policy 2.23** Provide weather protection at stops for future local and regional transit buses.
- Policy 2.24** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.
- Policy 2.25** Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.
- Policy 2.26** Encourage adequate, secure bicycle parking facilities at major destinations within the District.
- Policy 2.27** Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.
- GHG Policies - Buildings
- Policy 2.28 Require** high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency.
- Policy 2.29** Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.
- Policy 2.30** Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.
- Policy 2.31** Support the transition from heating oil to lower-carbon building heating systems.
- GHG Policies - Public Infrastructure and Facilities
- Policy 2.32** Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.
- Policy 2.33** Establish policies that focus light energy only onto areas where illumination is required and restrict the spillover of light to the night sky and intrusion into adjacent properties.

**Policy 2.34** ~~Consider~~ **Implement** external lighting technologies that reduce energy consumption **including a shift to LED lighting for all District and BC Hydro streetlighting:**

**Policy 2.35** Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



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**Policy 2.XX** Support the sustainability goals of Tourism Ucluelet including their adopted 2020 strategy statement: *“By 2023 Tourism Ucluelet will lead Ucluelet’s vibrant and sustainable tourism industry through industry collaboration, responsible and authentic promotion, visitor and community education, support for community priorities and accountability in our operations.”*

GHG Policies - Renewable Energy  
**Policy 2.36** Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and wastewater heat recovery sources.

**Policy 2.37** Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

**Policy 2.38** Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

GHG Policies - Solid Waste and Waste Management  
**Policy 2.39** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible **aiming for a goal of zero waste.**

**Policy 2.40** Work with the regional district to explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

**Policy 2.XX – Implement single-use plastics bylaw in favour of reusable and biodegradable alternatives.**

GHG Policies - Awareness, Education and Outreach  
**Policy 2.41** Distribute information on measures **and incentives** that individuals and businesses can take to reduce GHGs on the District’s web site and public mailings, tax notices, etc.

**Policy 2.42** Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

<p>Climate Adaptation - Policies                  Policy 2.XX Address vulnerabilities to electrical distribution infrastructure.                  Policy 2.XX Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.                  Policy 2.XX Assess vulnerabilities of Highway 4 transportation link.                  Policy 2.XX Study current water systems and explore resiliency measures to make the existing water system more resilient.                  Policy 2.XX Create an Invasive Species Action Plan.                  Policy 2.XX Support local activities to maintain wild fish stocks and habitat.                  Policy 2.XX Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.                  Policy 2.XX Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.                  Policy 2.XX Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.                  Policy 2.XX Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.</p>	<p>Actions Plans -- Mitigation and Adaptation Plans                  Policy 2.XX Implement the <i>Clean Energy for the Safe Harbour District of Ucluelet 100% Renewable Energy Plan (2019)</i>.                  Policy 2.XX Implement the Ucluelet Climate Change Adaptation Plan.                  Policy 2.XX Report to Council annually on the progress of mitigation and adaptation efforts in the Annual Report.                  Policy 2. XX By 2022, achieve Milestone 5 for Community and Corporate emissions in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program.</p>
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Parks, Trails and Open Space

Our Goals:

A connected and legible parks and trails network which supports:

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

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

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

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

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

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

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

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

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



**PARKS**

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

**Policy 2.44** Park land dedication and acquisition is a key strategy in conserving the District's natural areas and ecosystems.

**Policy 2.45** Existing parks and trails are to be maintained and protected for public use and environmental preservation.

**Policy 2.46** When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.



**Policy 2.47** Budget for the continued maintenance and replacement of parks equipment **and assets**.

**Policy 2.48** Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

**Policy 2.49** Develop an integrated plan for improving and connecting public open spaces and pathways.

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**Policy 2.50** The priorities for new parks & trails projects are:

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

Future parks & trails projects could include:

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

**TRAILS**

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

**Wild Pacific Trail**

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

**Policy 2.51** As development extends into former Forest Reserve lands, it is the District’s aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

**Policy 2.52** Explore with property owners, the Alberni Clayoquot Regional District and the Yuułuᑭᑦᑎᑦ First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

**Policy 2.53** Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

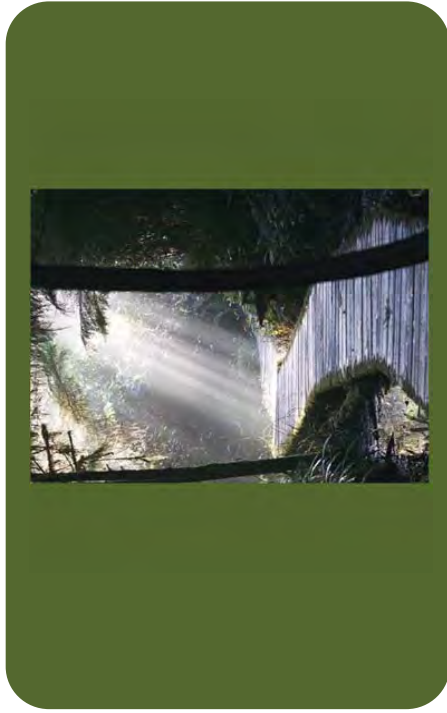
**Safe Harbour Trail**

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

**Policy 2.54** Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island, **the Inner Boat Basin** and Olsen Bay.

**Policy 2.55** As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

**Policy 2.56** Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.



**Regional Trails**

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

**Policy 2.57** Support the Alberni Clayoquot Regional District area 'C' OCP policy of developing the **West Coast Telegraph Trail** connecting Ucluelet to Toquart Bay.

**Policy 2.57** Support regional efforts to create a seamless Multi-Use Pathway traversing the west coast, and continue to maintain (through updated servicing agreement) the section of pathway between the Ucluelet municipal boundary and the **Pacific Rim National Park Reserve**.

**OPEN SPACE & GREENBELTS**

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

**Policy 2.57** Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

**Policy 2.58** Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

**Policy 2.59** ~~Develop a program and budget for gradually upgrading~~ **Enhance** public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.



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## Transportation and Movement

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

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

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

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

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

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

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

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

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

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

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**Our Goals:**

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

**GENERAL TRANSPORTATION NETWORK**

**Policy 2.60** Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

**Policy 2.61** Promote mobility opportunities which minimise greenhouse gas emissions.

**Policy 2.62** Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

**Policy 2.63** Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

**Policy 2.64** When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

**Policy 2.65** Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

**Policy 2.66** Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

**Policy 2.67** As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

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

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

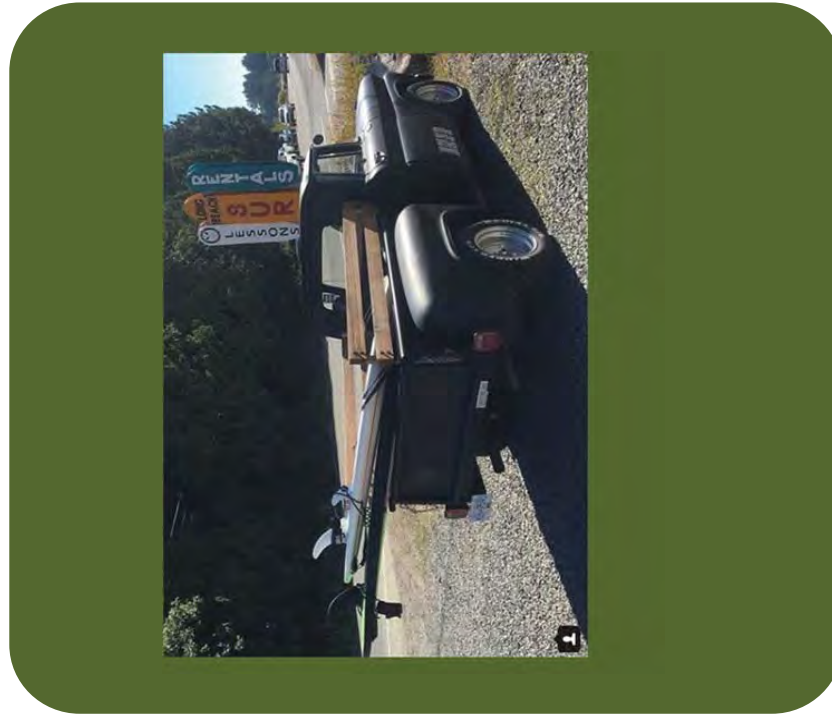
**Objective 2N** In order to reduce GHG emissions, encourage active and electric forms of transportation as a viable and routine alternative to the private automobile.

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

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

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

**Policy 2.68** Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



**NETWORK IMPROVEMENTS - VILLAGE CENTRE**

**Policy 2.69** Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

**Policy 2.70** Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

**Policy 2.71** As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

**Policy 2.72** Include landscaped **boulevards**, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

**Policy 2.73** Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

**Policy 2.74** Upgrade Peninsula Road in phases in the following sequence:

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

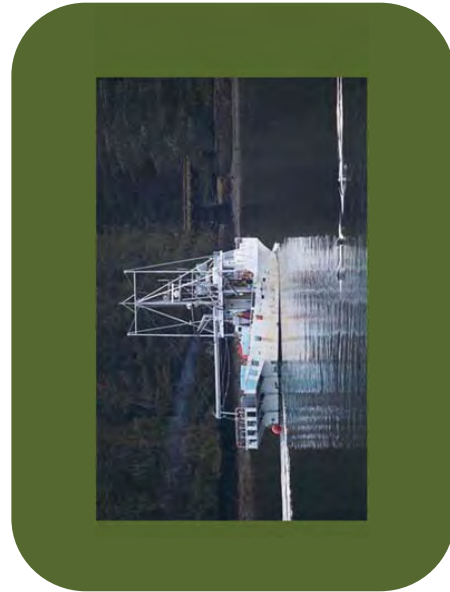
**Policy 2.75** Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

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

**Policy 2.76** As development occurs, connect Cedar Road to Lyche Road.

**Policy 2.77** Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

**Policy 2.78** Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.



**MARINE TRANSPORTATION**

**Policy 2.79** Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

**Policy 2.80** Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

**Policy 2.81** Improve options for boat trailer parking near the ramp at Seaplane Base Road.

**Policy 2.82** Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

**Policy 2.83** Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

**Policy 2.84** Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

**Policy 2.85** Explore opportunities to improve public access to the ocean via District-owned lands.



PEOPLE ON FOOT

Our Goals:

The District endorses the following pedestrian charter:

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

**Policy 2.86** Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

**Policy 2.87** Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.88** Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

**Policy 2.89** Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

PEOPLE ON BICYCLES

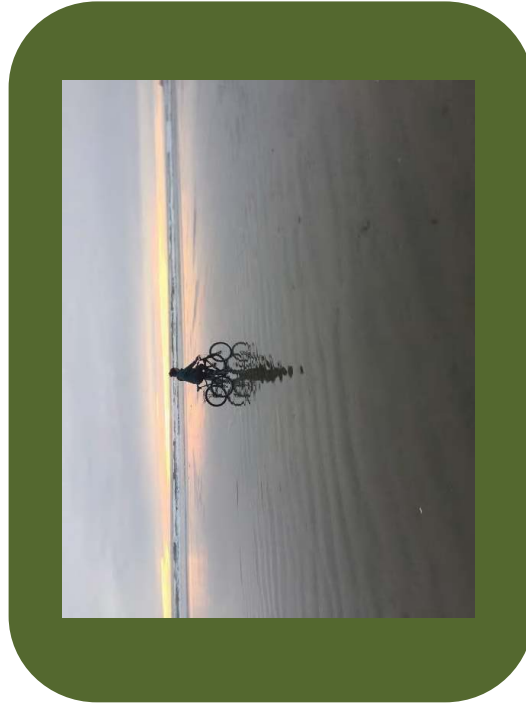
- Policy 2.90** Work to implement the bicycle route network as shown on Schedule B: Transportation Network
- Policy 2.91** Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.
- Policy 2.92** Ensure adequate, secure bicycle parking facilities at major destinations within the District.
- Policy 2.93** Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.
- Policy 2.94** Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

PEOPLE ON TRANSIT

- Policy 2.95** Identify priority locations for improved bus stop facilities including weather protection.
- Policy 2.96 Advocate with BC Transit for service connecting the entire community, spanning the length of the peninsula to the Amphitrite Point lighthouse.**
- Policy 2.97** Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

PEOPLE IN AUTOMOBILES

- Policy 2.98** Include electric vehicle charging facilities at municipal parking lots, where feasible.
- Policy 2.99** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.
- Policy 2.100** Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.
- Policy 2.101** Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.
- Policy 2.102** Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.



PEOPLE MOVING FISH

**Policy 2.103** Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

**Policy 2.104** Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

**Policy 2.105** While recognising the need for short-term truck staging on Alder **Street** to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

**Policy 2.106** Encourage truck staging and storage on appropriately zoned light industrial lands.



# Part Three: People

## Community Health, Safety and Wellbeing

### Our Goals:

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

### FIRE AND EMERGENCY SERVICES

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

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

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

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

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

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

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

- BC Ambulance Service
- Canadian Rangers
- District of Ucluelet
- Emergency **Support** Services
- Pacific Rim National Park
- Royal Canadian Mounted Police
- Royal Canadian Marine Search and Rescue
- School District 70
- \*tukwaa?ath (Toquaht Nation)
- Ucluelet Volunteer Fire Brigade
- West Coast Inland Search and Rescue
- Yuulu?i?ath (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

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

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

**Objective 3B** Increase community capacity to respond to emergencies.

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

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

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

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

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

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

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

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

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

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

**COMMUNITY SAFETY**

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

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

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

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

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

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

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

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

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

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

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



**HEALTH AND WELLBEING**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

**RECREATION**

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

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

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

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

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

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

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

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

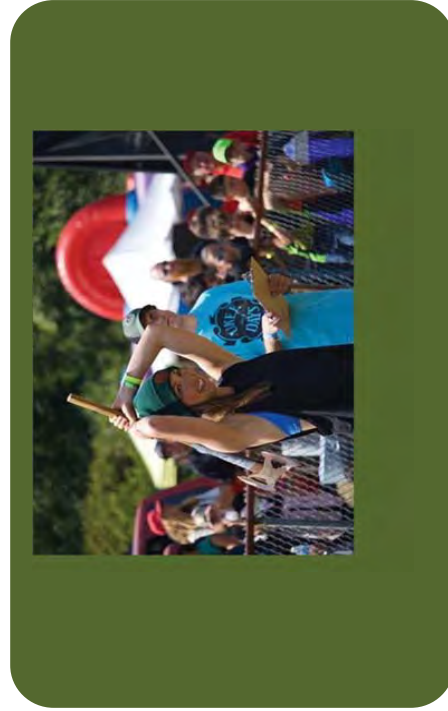
**Policy 3.25** Support and celebrate the strong local spirit of volunteerism by fostering connections to volunteer opportunities, and by celebrating and recognizing volunteer contributions.

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

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

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

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



**FOOD SECURITY**

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

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

**Policy 3.30** Support community gardens on appropriate public lands.



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

**Policy 3.32** Support appropriate wildlife-smart organic waste composting.

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

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

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

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





**Policy 3.485** Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

**Policy 3.496** Support heritage preservation and stewardship of District-owned heritage resources.

**Policy 3.5047** Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

**Policy 3.5148** Identify and connect places of historical significance as part of the future Ucluelet walking tour;

**Policy 3.5249** Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

**Policy 3.53** Surfing is good.

**Policy 3.5450** Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to "draw your community".



Ucluelet Draft OCP Bruce Greig, Manager of Community Planning

## Land Use, Housing and Managed Growth

### LAND USE CATEGORIES

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

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

### Commercial

#### Village Square Commercial

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

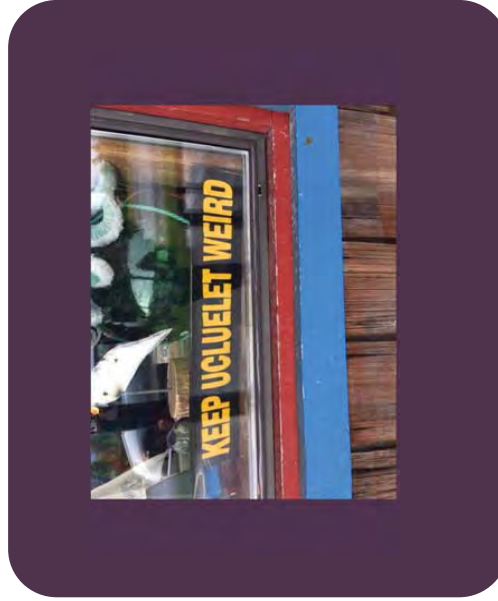
These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and

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

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

### Service Commercial

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



### Tourist Commercial

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

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

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

**Multi-Family Residential**

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

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

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

**Neighbourhood Commercial**

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

**Parks and Open Space**

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

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

**Single-Family Residential**

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



**Industrial**

**Light Industrial**

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

**Marine Industrial**

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

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

**Public Institutional**

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

**Water Areas**

**Water Lots**

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

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

**Small Craft Harbour**

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

**Marine Conservation**

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



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

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

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

### Village Square and Commercial Core Village Square

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

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

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

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

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

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

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



Village Square Policies:

**Policy 3.51** The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square.

This area is also designated as the Village Square Development Permit Area for form and character (see Schedule "F" for form and character DP mapping and Section 6 Implementation for details of the DP designation, applicability and guidelines.)

**Policy 3.52** New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

**Policy 3.53** Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

**Policy 3.54** The District of Ucluelet continues to recognise the importance of the harbour to the District's economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

**Policy 3.55** Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

**Policy 3.68** Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

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

**Policy 3.57** Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

**Policy 3.58** The District encourages Canada Post to maintain the community post office within the Village Square area.

**Policy 3.59** Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

**Policy 3.60** Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

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

**Policy 3.61** Enhance and improve public access to the water by encouraging access or viewpoints within all new developments that are adjacent to the water, including those adjacent to water lots.

**Policy 3.62** Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

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

- pedestrian walkway on Helen Road: Main to Matterson
- pedestrian walkway on north side of Peninsula Road: Main to Bay
- pedestrian walkway on Cedar Road: Main to Bay

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

**Policy 3.63** Support the operating fish plant and associated industry; consider opportunities such as guided tours through the fish plants, a museum to showcase the industry and sports fishing opportunities;

**Policy 3.64** Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

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

**Commercial**

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

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

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

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

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

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

**General Commercial Policies:**

**Policy 3.65** Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs.

**Policy 3.66** Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

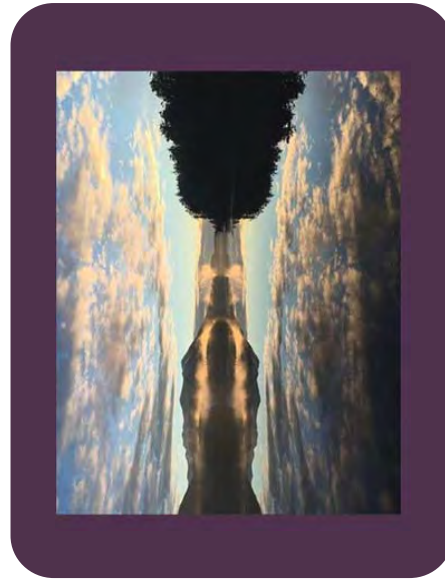
**Policy 3.67** Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

**Policy 3.68** Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the Village Square and residential units above service commercial uses (CS-2 zone).

**Policy 3.69** Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.

**Policy 3.70** Support climate action strategies by:

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



**Service Commercial**

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

**Service Commercial Policies:**

**Policy 3.71** Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

**Policy 3.72** Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

**Policy 3.73** Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

**Policy 3.74** Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

**Policy 3.75** Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.

<p><b>Tourist Commercial</b></p> <p>Ucluelet's appeal as a tourist destination for all ages is based largely on the wide range of recreation opportunities available in the community. These include hiking the Wild Pacific Trail, sea kayaking, boating, fishing, <b>surfing</b> and cycling.</p> <p>The town serves as a gateway to Pacific Rim National Park <b>Reserve</b>, Clayoquot Sound, Barkley Sound and the Broken Group Islands. Visitors are able to enjoy Ucluelet's small town charm, working harbour, parks, trails and other recreational and cultural amenities.</p> <p>The Tourist Commercial designation focuses primarily on providing for visitors' accommodation, together with marinas and other supporting uses, creating areas distinct from residential neighbourhoods.</p> <p><b>Tourist Commercial Policies:</b></p> <p><b>Policy 3.76</b> Concentrate large scale tourist commercial developments within the following general areas:</p> <ul style="list-style-type: none"> <li>• Reef Point Area</li> <li>• Inner Boat Basin</li> <li>• Former Forest Reserve Lands</li> </ul> <p><b>Policy 3.77</b> Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).</p> <p><b>Policy 3.78</b> Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact</p>	<p>and complete Village Square. Limited restaurant uses are appropriate in the Inner Boat Basin area. Visitors are encouraged to access offices and retail uses in the Village Square. Transportation options to the Village Square will include pedestrian and cycling infrastructure.</p> <p><b>Policy 3.79</b> Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:</p> <ul style="list-style-type: none"> <li>• the provision of public access to the waterfront</li> <li>• a continuous waterfront walkway connecting the Inner Boat Basin to the Village Square</li> <li>• high quality architectural design reflecting the fishing village heritage of Ucluelet</li> <li>• the identification, protection and enhancement of view corridors</li> <li>• the inclusion of natural landscaping</li> </ul> <p><b>Policy 3.80</b> Encourage development forms that maximise tree retention for undeveloped sites.</p>
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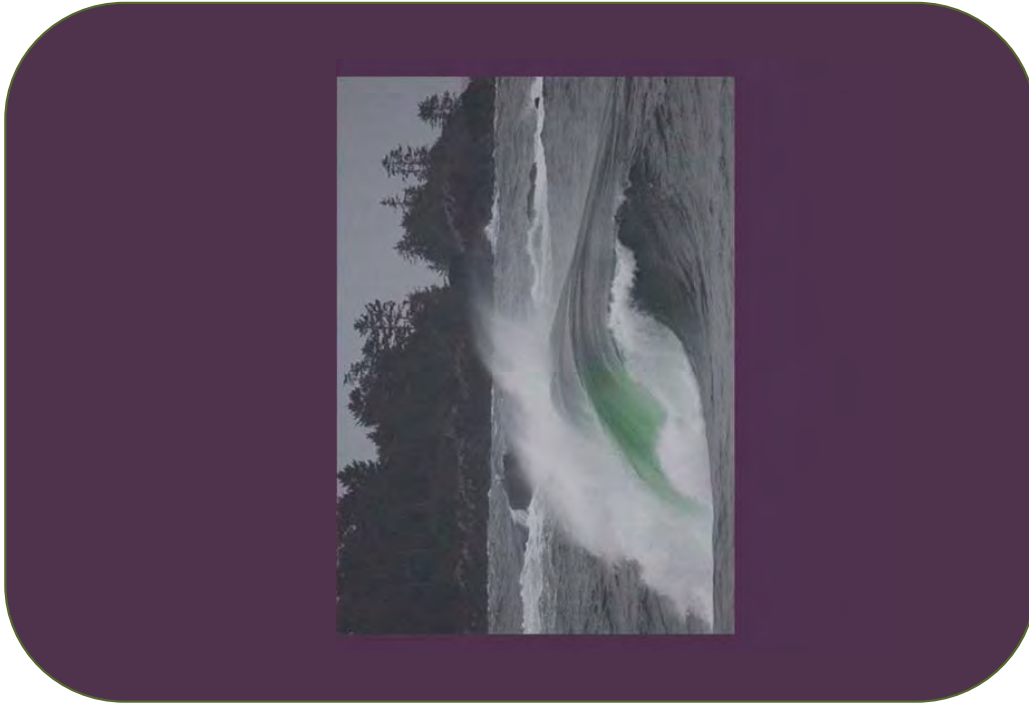
### Industrial

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

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

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

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



CD-1 (“Eco-Industrial Park”) Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. **Explore the inclusion of live/work light industrial uses within this area.**

**Policy 3.88** Continue to recognise the importance of the harbour to the Ucluelet’s economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

**Policy 3.89** Support the creation of more detailed plan for Ucluelet’s Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

**Policy 3.90** Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

**Policy 3.91** Support the fish plant and supporting industry located within the Village Square designation.

**Policy 3.92** Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

**Policy 3.93** Support the expansion of the District’s industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

**Industrial Policies:**

**Policy 3.81** Support the protection of the District’s industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

**Policy 3.82** Encourage industrial uses that will achieve higher employment and land use densities.

**Policy 3.83** Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

**Policy 3.84** Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

**Policy 3.85** Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

**Policy 3.86** Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline. Given the site’s unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.

**Policy 3.87** Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the



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

**Policy 3.101** Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

**Policy 3.102** Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

**Policy 3.103** Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

**Policy 3.104** There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

**Policy 3.94** Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

**Policy 3.95** Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

**Policy 3.96** Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

**Policy 3.97** Encourage the provision of cycling end-of trip facilities, such as bike parking, in industrial areas.

**Policy 3.98** Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

**Policy 3.99** Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

**Policy 3.100** Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses. **Explore**

**Institutional**

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

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

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

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

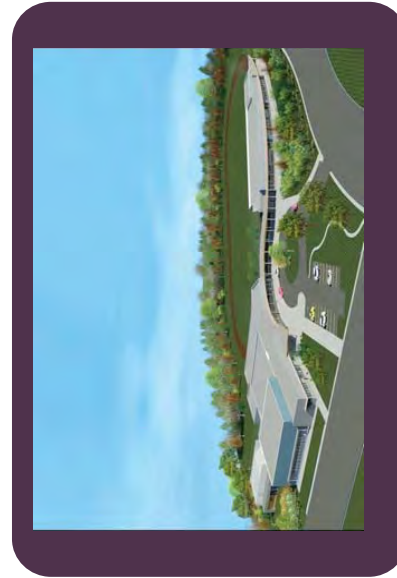
The District recognises that providing cultural and recreation facilities within close proximity to each other is essential to creating a complete community and cultivating a dynamic relationship between the different facilities.

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

Other institutional uses with the community include:

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

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



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

**Institutional Policies**  
**Policy 3.104** Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events. Improvements may include signage, planting of trees, provision of street furniture, adding pedestrian and building lighting, public art, and other aesthetic and functional items that make to Village Square more desirable to pedestrians.

**Policy 3.105** Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

**Policy 3.106** Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

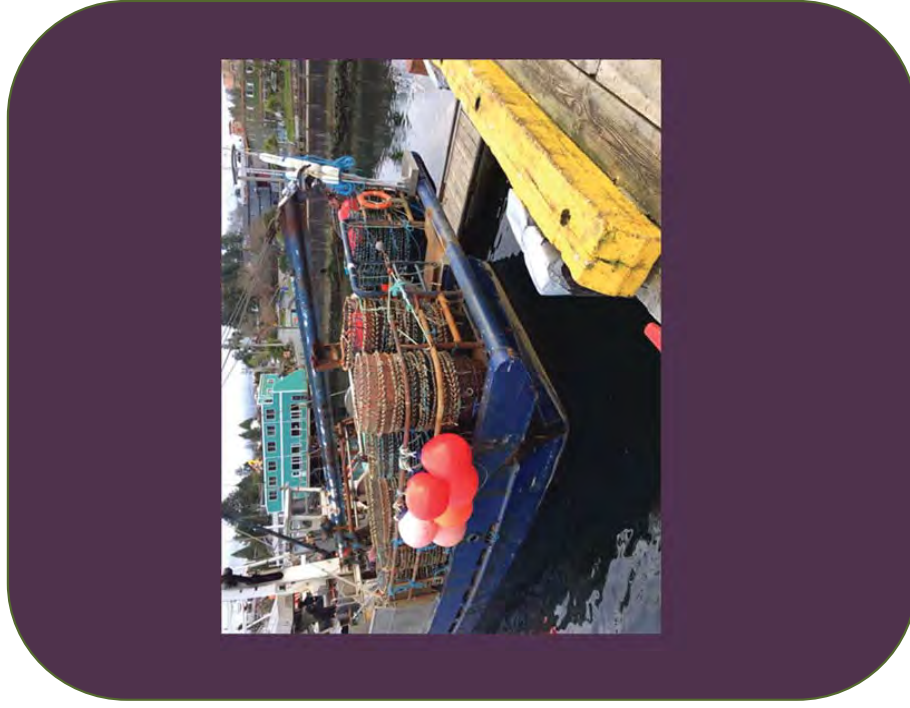
**Policy 3.107** Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach).

**Policy 3.108** Recognise and support the role of schools as neighbourhood focal points and social centres.

**Policy 3.109** Encourage Canada Post to maintain a location for the community post office within the Village Square area.

**Policy 3.110** a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

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



### Marine

#### Small Craft Harbour/ Marine

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

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

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

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

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

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

The water areas of Ucluelet are generally designated as either:

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

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

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

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

General Policies:

**Policy 3.111** Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

**Policy 3.112** Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

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

**Policy 3.113** Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas: **see Development Permit Area - Schedule E.;**

**Policy 3.114** Support marine ecology and marine education facilities within the Harbour.;

**Policy 3.115** Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks.;

**Policy 3.116** Support transient boat moorage provided adequate sanitation facilities are located nearby.;

**Policy 3.117** Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water.;

**Policy 3.118** Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations.

**Policy 3.119** Explore **new** means of generating revenue to fund Harbour infrastructure.

### Small Craft Harbours

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

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

Small Craft Harbour Policies:

**Policy 3.114** Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

**Policy 3.115** Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

**Policy 3.116** Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

Water Lot Policies:

**Policy 3.117** A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

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

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

**Policy 3.118** The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, **specialty catch off-loading**, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.



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

### Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as "Marine Conservation".

Marine Conservation Policies:

**Policy 3.119 Invite regional partners to participate in developing a comprehensive "Healthy Inlet / Safe Harbour" management plan for the Ucluelet Inlet, including:**

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



Ucluelet Draft OCP Bruce Greig, Manager of Community Planning



## Residential

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

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

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

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

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

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

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

Affordable Housing is defined as:

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

## Affordable Housing

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

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

Other industries are growing in Ucluelet and struggle to house a **local** work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

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

**Policy 3.120 Short-term Housing Action Plan:**

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

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

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

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

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

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

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

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

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

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



Affordable Housing Policies:

**Policy 3.121** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

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

**Policy 3.122** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.123** Ensure larger developments are required to provide affordable housing as a portion of each development phase. **Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments.**

**Policy 3.124** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.125** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.126** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.127** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.128** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.129** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.130** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.131** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.132** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

**Policy 3.133** The District does not support strata conversion of previously-occupied rental housing units.

**Policy 3.134** Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

**Policy 3.135** Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

**Single Family Residential Policies**

**Policy 3.138** Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

**Policy 3.139** Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

**Policy 3.140** Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

**Policy 3.141** Identify Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development.

**Policy 3.142** Encourage residential development adjacent to Spring Cove (e.g. Lot 12129) that maximises creek preservation, fits with the natural environment and extends public access through the Safe Harbour Trail along the shoreline.

**Residential – Multi Family**

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

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

**Multi Family Residential Policies:**

**Policy 3.133** Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

**Policy 3.134** Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

**Policy 3.135** Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

**Policy 3.136** Explore the use of coach houses and forms of low- to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

**Policy 3.137** Encourage the provision of underground or concealed parking and affordable housing units.

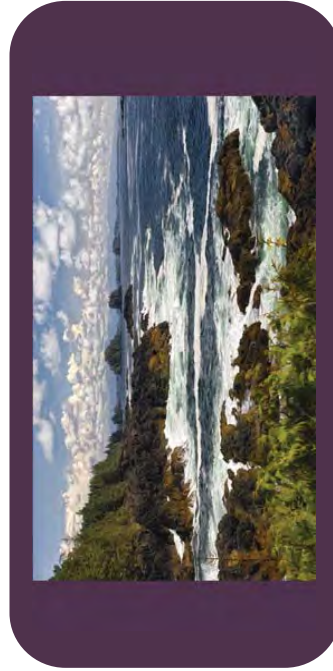
**Residential – Single Family**

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



- Residential – General
- General Housing Policies
- Policy 3.143** Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.
- Policy 3.144** Explore density bonuses for incorporating energy efficiency in existing and new buildings.
- Policy 3.145** Cluster residential units to preserve natural areas where possible.
- Policy 3.146** Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.

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



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

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

### Future Comprehensive Planning Areas

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

### Former Forest Reserve Lands

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

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

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

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

**Policy 3.147** Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

**Policy 3.148** Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

**Policy 3.149** A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

**Policy 3.150** The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities restricted to servicing the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan but a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.



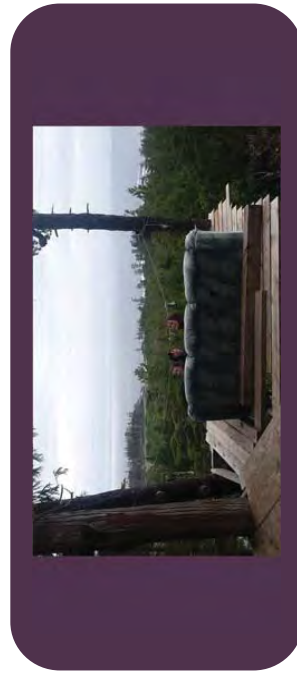
**Policy 3.151** Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, xeriscape (drought resistant) landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

**Policy 3.152** The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

**Policy 3.153** Gates, guard houses, and other means of restricting public access are not permitted.



**Policy 3.154** Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

General Future Comprehensive Planning Area Policies

**Policy 3.155** Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

**Policy 3.156** The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

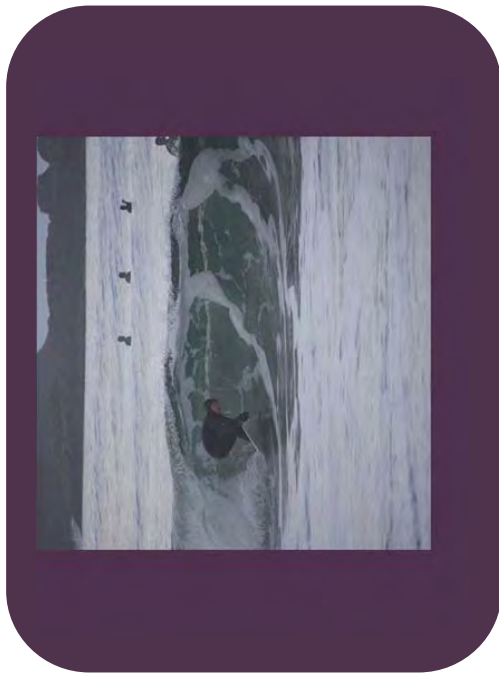
**Policy 3.157** The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community **with potential for guest accommodation**, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

**Policy 3.158** All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

**Policy 3.159** Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.

**Policy 3.160** Hyphocus Island is **currently zoned** as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. **Compatible light industrial uses may be considered adjacent to the sewage treatment plant.** The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);



**Policy 3.161** Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the island for recreational purposes may be further explored.

The Island is **zoned** as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. **Potential acquisition for designation as park land is also supported.**

**Policy 3.162** The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.163** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.164** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

# Part Four: Systems

## Servicing and Infrastructure

The District maintains a network of municipal roads, sidewalks, water treatment and distribution, storm drainage, sewer collection and treatment infrastructure. These are monitored and maintained to meet a series of federal and provincial standards. The District plans, develops and maintains these municipal infrastructure systems to enhance the community's health, safety and overall quality of life, and to protect the local environment.

**Objective 4A** To protect community health and the environment by developing and maintaining efficient and highly-functioning water and sewer systems.

**Objective 4B** To ensure an orderly pattern of utility services and avoid premature or unnecessary public expenditures on municipal infrastructure.

**Objective 4C** To use water resources efficiently to ensure a safe and reliable supply over the long term.

**Objective 4D** To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.

**Objective 4E** To reduce the use of fossil fuels and other resources in municipal operations through improved efficiency and conservation.

**Objective 4F** To adopt an environmentally sound, integrated stormwater management strategy.

**Objective 4G** To ensure that the costs of upgraded services are borne primarily by those who benefit.

**Objective 4H** To ensure that new development contributes toward the costs of infrastructure improvements.

### Water Supply

The District of Ucluelet has two domestic water sources. The Lost Shoe Creek Aquifer supply currently consists of four wells which produce approximately 9,450 m<sup>3</sup>/day (at 90% capacity). Drier summer weather patterns potentially limit this supply, as the aquifer is drawn down to the level of the deepest well. Active water licenses also allow the District to draw up to 3,239 m<sup>3</sup>/day from Mercantile Creek; of this approximately 500 m<sup>3</sup>/day is allocated to the Ucluelet First Nations. Additional surface water cannot be taken from this source, to protect the Mercantile Creek fish habitat resource.

In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current system capacity. The second approach would develop a new water supply from Kennedy Lake, identified as a source of sufficient volume to sustain the entire region. The feasibility, costs and treatment options have been analysed for the Kennedy Lake system. Ongoing discussions with regional partners will be key to determining the ultimate approach to providing a resilient, healthy source of domestic water to the community.

### Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway

(1,400 m³ of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m³ of storage) for a total capacity of 2,700 m³.

There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility. A new reservoir could be partially funded through the Development Cost Charge bylaw.



### Sanitary Sewer

The District's wastewater collection system consists of a network of gravity and forcemain sewers feeding into one of 15 municipal pump stations. All sewers are pumped through the Helen Road Pump Station before discharging to the District of Ucluelet's Wastewater Treatment facility located on Hyphocus Island.

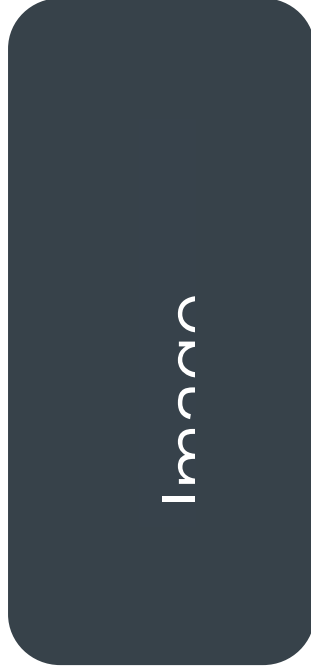
The wastewater treatment facility is a 3-cell aerated lagoon. Each cell is lined with a high-density polyethylene membrane with a baffling curtain system which maximizes the retention time of the effluent water, allowing the system to provide a high degree of treatment. To expand lagoon capacity into the future, cell # 3 may be expanded and deepened, additional cells may be constructed if land is secured by the District, and a **tertiary** treatment plant may be constructed.

The District's lagoon system discharges into a marine outfall system. This outfall is located under Ucluelet Inlet to Alpha Passage near George Fraser Islands (1,480 metres in length) and accommodates the treated effluent from the District's lagoon. The outfall is sized to also handle untreated waste from up to three fish processing plants.

Pumping wastewater is expensive to maintain. However **it is unavoidable**, due to Ucluelet's topography. The District is pursuing strategies to reduce reliance on sewage pumping in the long term. This may include redirection and extension of specific collectors and forcemains. Additionally, the District should carefully evaluate the long-term financial operating costs before assuming responsibility for future infrastructure as a result of new development.

Heavier rainfall events in recent years have caused the maximum daily flows to exceed permit allowances approximately three to

**Objective 4K** Ensure that any residual waste is disposed of in a manner that protects the environment and social well-being.



In the West Coast Landfill catchment area, waste reduction targets are based on recycling rates, as the disposal rate may not be an accurate reflection of progress since it is highly affected by the annual success of the tourism industry. It is anticipated that the West Coast Landfill will be the central delivery area for recyclables collected on the west coast

Currently, there is no suitable local location to dispose of land-clearing debris and household organic waste. The District expects to continue to work with the Alberni Clayoquot Regional District on regional solutions to organic waste recycling.

The 2006 'Human-Bear Conflict Management Plan' guides consideration of development proposals and necessary actions

four times a year. These extraordinary flows are attributable to high levels of inflow and infiltration (I & I), combined with more intense storm events. The District has an ongoing program to identify and address I&I incidents.

**Stormwater Management**

Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall (3,300 mm per year of precipitation). Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. The existing system in Ucluelet includes a mixture of pipes and open drainage ditches and swales. Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.

**Solid Waste and Recycling**

In 2007 the Alberni Clayoquot Regional District (ACRD) commissioned a Solid Waste Management Plan, which was endorsed by District Council. The plan's objectives are to:

**Objective 4I** Reduce the amount of waste requiring disposal.

**Objective 4J** Increase the level of recycling activity throughout the regional district.

to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

**Servicing Policies**

**Policy 4.1** Require developers to pay for the full servicing costs associated with growth.

**Policy 4.2** Commission, and update as necessary, infrastructure master plans for municipal water, sewer, roads, building facilities, parks, and integrated stormwater systems.

**Policy 4.3** Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

**Policy 4.4** Maintain a 5-year capital works plan for the construction and upgrading of municipal utilities, based on the infrastructure master plans and long-range financial plan.

**Policy 4.5** Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

**Policy 4.7** Plan for water conservation as a necessary part of future development in order to reduce peak demand

requirements and meet funding criteria from Provincial and Federal governments.

**Policy 4.8** Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

**Policy 4.9** Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

**Policy 4.10** Continue an active program to reduce inflow and infiltration into the sewage system.

**Policy 4.11** Continue an active program for detecting leaks and unauthorized water use.

**Policy 4.12** Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

**Policy 4.13** Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

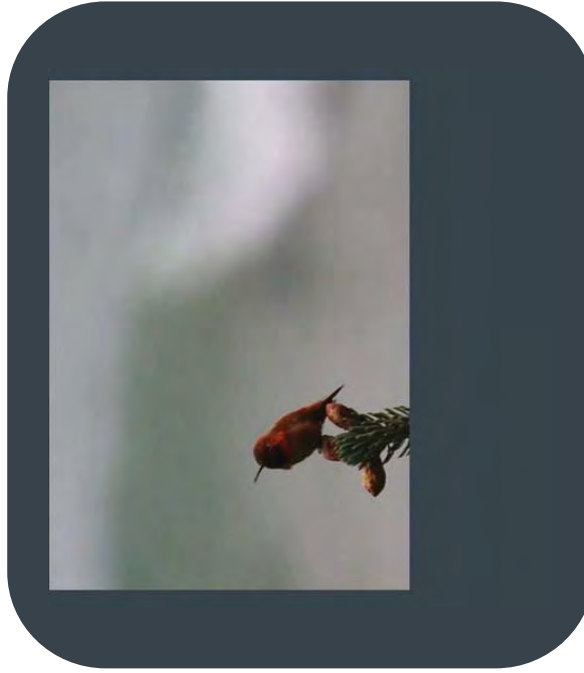
**Policy 4.14** Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

**Policy 4.15** Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

**Policy 4.16** Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.



**Policy 4.26** Utilize energy-efficient street lighting to reduce energy use.



**Policy 4.17** Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

**Policy 4.18** Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

**Policy 4.19** Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

**Policy 4.20** Encourage community waste reduction and recycling.

**Policy 4.21** Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

**Policy 4.22** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

**Policy 4.23** Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

**Policy 4.24** The number of District-owned and operated sewer pump stations should be minimised.

**Policy 4.25** Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

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## Municipal Finance, Governance and Operations

A primary task of the municipal organization is to maintain the business functions which support the community's local government.

Taxation, utility billing, infrastructure financing, budgeting, contracting and seeking grants are all core functions of the District. Providing timely, accurate information and support enables good decision making by the elected Council.

Municipal staff are charged with ensuring the District functions meet legislated requirements and strive to adopt appropriate best practices to further Council's strategic directions for the community.

Clear communication with Ucluelet residents and other agencies on the ongoing operations, events and functions of the municipality ensures accountability and transparency in all of the District's practices.

**Objective 4L** To be a healthy, accountable, progressive organisation that is outstanding in the provision of service to the public.

**Objective 4M** Deliver excellent customer service.

**Objective 4N** Provide best value for money.

**Objective 4O** Provide right-sized government services and infrastructure which will be affordable to the community over the long term.

**Objective 4P** Strengthen relationships within the community and with neighbours.

**Objective 4Q** Provide streamlined services for residents, businesses and investors in the community.

**Policy 4.27** Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

**Policy 4.28** Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

**Policy 4.29** Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



The District recognises that information is another piece of key infrastructure for the community. Land, building, demographic and business data are important information sources which can support community functions, economic development and the work of other agencies.

**Policy 4.30** Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

**Policy 4.31** Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

**Policy 4.32** Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

## Economic Development

Ucluelet prides itself as being a working town. The economy has traditionally been based on the forest, fishing and mining industries up until the nineteen nineties.

Today Ucluelet and Tofino serve a trading population of roughly 4,000 in addition to an increasingly large number of tourists attracted by the area's pristine scenic beauty.

The District works with Tourism Ucluelet and the Chamber of Commerce to further promote the unique attributes of the town, while differentiating the visitor experience between the west coast communities of Tofino and Ucluelet.

Ucluelet continues to improve its image and appeal to visitors. This is achieved through promoting the community as a working harbour and drawing attention to the Wild Pacific Trail, the area's heritage and cultural values and access to the Broken Group Islands.

A new fiber-optic data network serving Ucluelet supports businesses and individuals who increasingly live locally but interact with a far-flung network of clients, customers and suppliers.

Strategic improvements to the public realm in the Village Square area is a priority for enhancing the safety, comfort and experience of both locals and visitors. These pathways and gathering places act as the backbone to the community and also support the further development of the Ucluelet economy.

The District of Ucluelet commissioned an Economic Development Strategy Update in 2017. The study identified strategic directions which are reflected in the following economic objectives.

It remains important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its traditional small-town character.

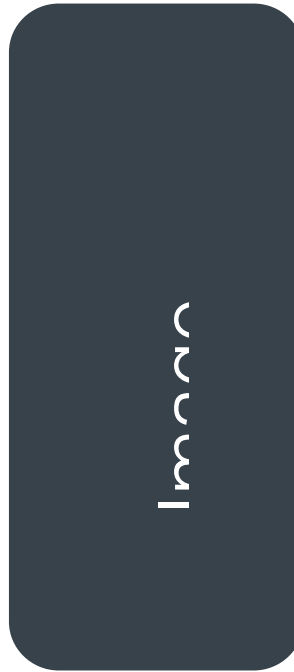
“As of the 2011 National Household Survey, the concentration of tourism-based jobs in the Ucluelet area was about 2.5 times the provincial average. These are a combination of jobs in accommodation services, food and beverage services, recreation, transportation, retail, and others.

This underlies the importance of tourism to the Ucluelet economy and is impressive considering that every community in the province has at least a small tourism industry.

But the real outlier in the Ucluelet economy is the fishing sector. Including fishing, aquaculture and fish processing, the concentration of employment in Ucluelet is 64 times the provincial average. Fishing jobs are naturally more concentrated because they are mostly limited to coastal communities, but this is still a remarkable result.

About 18% of all jobs with a fixed place of work in Ucluelet were in fishing, and this does not include all the various suppliers to the industry.”<sup>1</sup>

- Objective 4R** Sustain a local economic development structure and tools.
- Objective 4S** Invest in Ucluelet’s human potential.
- Objective 4T** Enhance physical infrastructure for economic development.
- Objective 4U** Support and build on the twin pillars of the Ucluelet economy – harbor-related industries and tourism.
- Objective 4V** Pursue targeted economic development opportunities.



The updated Economic Development Strategy identifies the following strategic polices which the District is pursuing:

- Policy 4.33** As part of an overall strategic review of the long-term demand for municipal resources, assess the level of staffing and/or financial commitment to economic development.
- Policy 4.34** Continue to support a business and employment retention and expansion (UBERE) program.

- Policy 4.35** Communicate Ucluelet’s attributes and opportunities for economic development.
- Policy 4.36** Maintain a collaborative relationship on economic development projects with Yuułu?if?ath and ʔukwaa?ath First Nations.
- Policy 4.37** Continue to support the development of a range of housing options, including dedicated staff housing if the need arises.
- Policy 4.38** Continue working to improve the municipal water system.
- Policy 4.39** Continue to work with the Department of Fisheries and Oceans (DFO) and industry to maximise the effectiveness of the harbor for commercial fishing operations.
- Policy 4.40** Support the expansion and diversification of tourism amenities and attractions.
- Policy 4.41** Support ongoing community input into Economic Development.
- Policy 4.42** Continue to support new and expanded post-secondary education and/or advanced research institutions.
- Policy 4.43** Continue to support health service improvements in Ucluelet and the region.
- Policy 4.44** Continue to support programs and events that enhance Ucluelet’s unique sense of place and high quality of life.
- Policy 4.45** Explore alternative uses of the Coast Guard lands.
- Policy 4.46** Ensure sufficient supply of industrial land is designated and, when appropriate, serviced for future use.

**Policy 4.47** Support continued improvement to regional transportation infrastructure.

**Policy 4.48** Support the continued operation and expansion of marine support services.

**Policy 4.49** Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

**Policy 4.50** Target technology and energy-related entrepreneurs.

**Policy 4.51** Support the expansion of forestry and wood products manufacturing.

**Policy 4.52** Explore marketing synergies among tourism providers in the west coast region.

**Policy 4.53** Support closer ties between local educational institutions and the business community.

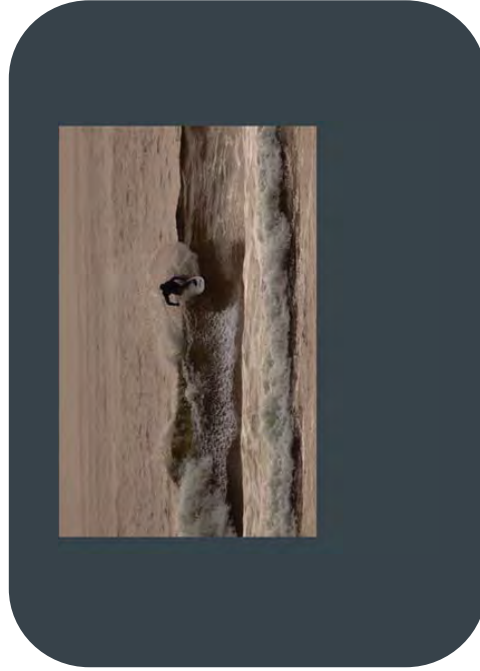
**Policy 4.54** Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

**Policy 4.55** Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

**Policy 4.56** A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

in economic development as well as a recreational amenity for residents.

**Policy 4.57** Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.



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# Part Five: Schedules & Maps

- SCHEDULE A: LONG-RANGE LAND USE PLAN
- SCHEDULE B: TRANSPORTATION NETWORK
- SCHEDULE C: PARKS & TRAILS NETWORK
- SCHEDULE D: WATER & SEWER INFRASTRUCTURE
- SCHEDULE E 1 : DEVELOPMENT PERMIT AREAS — ENVIRONMENTAL TERRESTRIAL ECOSYSTEMS
- SCHEDULE E2: DEVELOPMENT PERMIT AREAS – RIPARIAN AND MARINE SHORELINE**
- SCHEDULE F: DEVELOPMENT PERMIT AREAS – FORM & CHARACTER
- SCHEDULE G: DEVELOPMENT PERMIT AREAS – **HAZARDOUS CONDITIONS** **STEEP SLOPES**
  
- MAP 1: REGIONAL CONTEXT
- MAP 2: REGIONAL INFRASTRUCTURE
- MAP 3: **ARCHAEOLOGICAL POTENTIAL**
- MAP 4: COASTAL STORM – FLOOD CONSTRUCTION LEVELS**
- MAP 5: TSUNAMI FLOOD VULNERABILITY**
- MAP 6: TSUNAMI FLOOD PLANNING**
- MAP 7: CURRENT LAND USE**

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# Part Six: Implementation

### Implementation

As noted in Part 1, this OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

An Official Community Plan is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan.

The OCP sets out a road map for the community, to let everyone know where we're headed in the long term. The timing of individual actions and steps to implement any area of the OCP depend on future budget discussions, decisions and priorities of the community's elected Council.

**Written in 2020**, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true "2020" vision:

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- **incorporating the results** of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- **consideration of a flood plain bylaw to clarify expectations for** flood construction levels;

- completion of the sewer master plan;
- completion of an integrated stormwater management plan;
- **implementing** asset management program;
- development of a community monitoring and reporting process

It is anticipated that the further work noted above **could** result in specific amendments to this OCP (e.g., adoption of new and updated mapping). The OCP is a living document and such amendments should be seen as a healthy function for an engaged community. It is generally recommended that a community review and update its OCP every five to ten years.

## Monitoring

Implementation and monitoring are critical elements to realizing the goals of an Official Community Plan over the duration of the plan.

A regular monitoring process will also benefit future updates to the OCP.

**Objective 6A** Ensure the OCP is implemented in a timely manner consistent with the goals, objectives and policies identified herein.

**Objective 6B** Monitor the plan and identify any shortcomings or amendments required to address community-endorsed changes or needs.

**Policy 6.1** Develop a process for monitoring and reporting progress on the OCP which dovetails with the excellent work of the Clayoquot Biosphere Trust in producing their regular Vital Signs report.

### Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2019 Climate Action Plan.

The District will track and report on the 2030 greenhouse gas emissions target reduction target of 40% for by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.

## Relationship to Other Plans

The OCP builds on and references a number of other plans. More detailed background, discussion and analysis can be found in these plans. The primary recommendations from these inform the policy statements adopted in this OCP.

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)
- **Clean Energy for the Safe Harbour – District of Ucluelet**
- **100% Renewable Energy Plan (2019)**
- **Community Climate Change Adaptation Plan (2020)**

In turn, the direction set by the OCP influences a number of bylaws enacted by Council. Adoption of a new or updated OCP is a good catalyst for reviewing and if necessary updating regulatory bylaws of the municipality. This OCP may influence minor, or in some cases significant, amendments or replacement to bylaws such as:

- Annual Budget and 5-year Financial Plan
- Council Procedures Bylaw
- Zoning Bylaw
- Development Application Procedures Bylaw
- Development Cost Charges Bylaw
- Subdivision and Development Servicing Standards Bylaw

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

## Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP. Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

**The west coast has experienced rapid growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:**

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

**This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,**

**efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.**

**Objective 6C** Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations and, the Pacific Rim National Park Reserve **and ACRD Electoral Area “C”**.

**Policy 6.2** In consultation with neighbouring jurisdictions, develop **and adopt** a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

**Policy 6.3** In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

**Policy 6.4** Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

**Policy 6.5** Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.

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## Development Permit (DP) Area Designations and Guidelines

### Authority

Section 488(1) of the *Local Government Act* allows local governments to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The **form and character** DPAs, the locations of which are identified on Schedule F, are:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family, Commercial & Mixed-Use (DPA IV)

The **environmental** DPAs, the approximate locations of which are identified on Schedules **E 1 and E2**, are:

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

The **hazardous conditions** DPAs, the approximate locations of which are identified on Schedule G, are:

- Steep Slopes (DPA VIII)

DPA General Guidelines

The following General Guidelines apply to DPAs:

**Guideline 1** Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.

**Guideline 2** On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

**Guideline 3** The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the LGA.

Form and Character Development Permit Areas

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

Designation: the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to

control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

Development Permit Area Exemptions

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit **on a property where single-family dwelling is a principal permitted use under the property's designation in the zoning bylaw.**
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;

3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that **comply** with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a building's whole façade, or additions to the front of a building would require a Development Permit.
6. an addition to a principle building, provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which **complies** with these design guidelines; and,

10. construction, building improvements or site improvements associated with an approved temporary use permit.

### General Guidelines applying to all Form and Character Development Permit Areas

All development applications **need to meet the** underlying objectives for the building design, landscape design, streetscape and signage (as applicable).



- F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;
- F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;
- F3. Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:
  - Easily identifiable building entrances;
  - Narrow commercial storefronts; and
  - Concentrating signage at pedestrian eye level.



F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;



F5. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;

F7. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- Architectural details and/or articulated façade;
- Graphic or artistic illustration;
- Placement of doors and/or windows; and



• Public seating and/or planters integrated into the façade.



F9. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;

F10. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

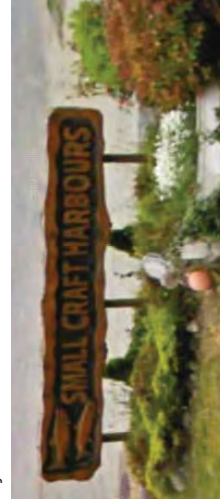
F11. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.

F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;

F13. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.

F16. As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;



F14. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.



F15. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.

- F17. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;
- F18. Carved or painted wooden signs and individual letters are encouraged;
- F19. Interior-lit plastic sign panels are not supported;
- F20. All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;
- F21. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;

F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- F28-F29.** Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
- F29-F30.** All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
- F30-F31.** **When locating buildings allow space for the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk within vegetated corridors** along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule 'C' Parks and Trails Network.



- F31-F32.** In order to preserve Ucluelet's dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground.;

**Development Permit Area I (Village Square)**

The Village Square Development Permit Area (DPA I) is established for the following purposes:  
 revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,

- a. Define the edges of outdoor space such as a café seating area;
- b. Signify a particular spot such as an entrance or gateway;
- c. Highlight pedestrian corridors;
- d. Delineate private and semi-private space from public space;
- e. Beautify a streetscape; and,
- f. Soften the transition of adjacent land uses.



F23. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;

- F24. Native trees and plants should be used where appropriate;
- F25. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects /British Columbia Nursery Trade Association landscape standards;
- F26.** **When laying out new parking areas, integrate vegetated bioswales to collect and filter stormwater;**
- F26-F27.** Hardscape materials must be of a "non-skid" type and of durable quality;
- F27-F28.** Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community's highest densities and built forms, yet is designed to respect public views and the community character.

The objectives which justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community's core area. Ucluelet is designated a "resort **municipality**" under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and local attributes, much of which is characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community's history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail, service

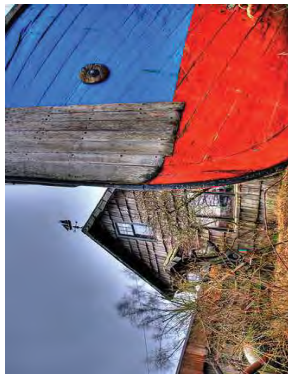
and office development in the area, complemented by specific residential uses.

### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:



F.I.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings



in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.

F.1.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the

shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;

F.1.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property boundaries;

F.1.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;

F.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.

F.1.9. The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its

Figure DPA 1.1 Important Views - Inlet

long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street-oriented development, a series of alleys should lead to an internal system of courtyard and mews type developments with a mix of uses clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

### Development Permit Area II (Peninsula Road)

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and **related** retail and commercial developments are natural draws for people. **Ucluelet is in a strong position to capture the vitality of the waterfront by building welcoming places that evoke the character of coastal life.**

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District's image, the form and character described above needs to translate to the area's architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water's edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community-led aspirations to achieve developments of high quality and character.

### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

- F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;



- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;



Figure DPA II. 1 Important Views - Small Craft Harbour

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.



Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the ~~resort~~ image of Ucluelet;

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

- F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;
- F.III.2. Landscaped screening strips should be provided:
  - Along the property edge next to roadways;
  - Between parking areas, roadways and buildings;
  - Between different parking areas; and,
  - Between buildings and parking areas.
- F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;
- F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;
- F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.
- F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

### Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

Guidelines:

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;

F.IV.2. Sloped roofs, rather than flat roofs, are preferred;

F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, **landscaping** and physical design;

F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry **from** the street. Excessive use of blank walls must be avoided;



F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to **12m (39 feet)** may be permitted;

F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;

F.IV.7. Where buildings are in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;

F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;

F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;

F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.

F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;

F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical to maintaining the character of the

community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and,

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the District should be designed to accommodate areas for



evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;

F.IV.17. Clear-cutting forested sites is prohibited.

Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to

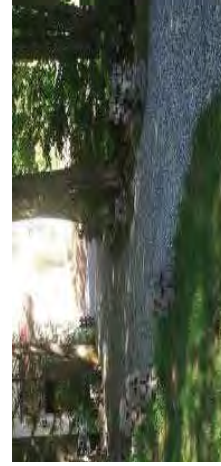
prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. Minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



- F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;
- F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



- F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.IV.24. All waste bins must located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

Ucluelet Draft OCP Bruce Greig, Manager of Community Planning

## Environmental Development Permit Areas

Objective: to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

Designation: the following Development Permit Areas (DPAs), **identified on Schedules E1 and E2, Environmental Development Permit Areas maps**, are designated under section 488(1)(a) of the *Local Government Act* protection of the natural environment, its ecosystems and biological diversity):

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

Development Permit Area Guidelines specify the District's objectives and regulations for each area.

### General Guidelines Applicable to all Environmental DPAs:

- E1. For all land **lying within an Environmental DP** area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;
- E2. The QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment's BC Species and Ecosystems Explorer for the categories

"plants and animals" and "Ecological Communities" that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.

E4. For all **non-emergency** circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:

- a. A site plan certified by a B.C. Land Surveyor that locates:
  - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
  - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
  - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
- b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.

Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building's footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website [www.coastalisc.com/priority-invasive-plants](http://www.coastalisc.com/priority-invasive-plants).
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, to represent an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.
8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:

E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.

E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.

E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.

E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.

E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a "net positive improvement" for fish or wildlife habitat will result, or, in a more desirable existing situation that "no net loss" will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

**DPA V – Terrestrial Ecosystems (Mature Forest)**

**Category**

In accordance with Section 488(1)(a) of the LGA, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E1.

**Justification**

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

**Guidelines**

- E.V.1. Development should be planned to avoid intrusion into DPA V areas of **the site** and to minimize the impact of any activity on these areas.
- E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report prepared by a qualified environmental professional outlining the following information:

- a. emergency actions for flood protection and erosion protection;
  - b. removal of hazard trees characterized by a Certified Arborist;
  - c. clearing of an obstruction from bridge, culvert or drainage flow;
  - d. bridge and safety fence repairs in accordance with the *Water Act*;
  - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
  10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
  11. Activities permitted by the provincial government on provincial Crown lands.
  12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
    - a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
    - b. Do not entail structural stairs;
    - c. Entail no removal of streamside or shoreline vegetation;
    - d. Do not impair stream bank or shoreline stability;
    - e. Do not impact sensitive habitat;
    - f. Avoid wildlife corridors and nesting sites; and
    - g. Are specifically designed to discourage motorized vehicle use.



DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

- a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,
- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E2. The latter is intended as a visual aid to help locate these areas.

Within the Plan area, "stream" includes all named and unnamed watercourses, ponds, and wetlands.

**Justification**

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

**DPA VI - Stream and Riparian Areas Protection**

**Category**

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 488(1)(a) of the *LG4*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*; and
- Protecting water quality and quantity.

Guidelines

- E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas **of the site** and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that **would** encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.

E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.

E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:

- a. The building is located within an existing landscaped area;
- b. No native trees are removed; and
- c. The area of the structure is not more than 10 m<sup>2</sup>.

DPA VII – Marine Shoreline

Category

In accordance with Section 488(1)(a) of the LGA, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E2.

Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal

waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

Guidelines

E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.

E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must obtain a Development Permit, the application for which must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:

- i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
- ii. Retention or restoration of native vegetation and soils;
- iii. Removal of invasive species;
- iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
- v. Specification of any activities that may occur within the buffer areas; and
- vi. Must state that the proposal is suitable for the area intended for development.

E.VII.3. Land shall be retained in its natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel

Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.

E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:

- a. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
- b. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
- c. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
- d. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.

E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.

E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.

E.VII.11. Parking areas **should be equipped with** oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.

outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.

E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall **not** occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.

E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.

E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.

E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a

- E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
- E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use, **and only** where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on **or fronting** any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

**DPA VIII– Natural Hazard Areas Protection (Steep Slopes)**

**Category**

In accordance with Section 488(1)(b) of the LGA, areas of steep slopes with an incline of 30 degrees or more are designated as DPA VIII, as shown on Schedule G.

**Justification**

**Ucluelet experiences significant rainfall and storm events; soils on steeper slopes carry a higher hazard of failure from the effects of runoff and erosion, once disturbed or exposed by development.**

Steep slopes tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII.

**Exemptions**

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

In a steep slope area:

**13.** Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.

**24.** Erecting fencing;

For trees:

**35.** **Cutting down** dead trees provided that the stump **and roots** remains undisturbed;

**47.** Planting new trees;

**58.** Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,

**69.** Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a Certified Arborist provides a written opinion stating that the activity will not kill the tree.

Domestic yard maintenance, gardening and planting, including:

**740.** Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

**844.** Removing any dead vegetation provided the root structure is not disturbed; and

**942.** Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

**Guidelines**

E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII areas and to minimize the impact of any activity on these areas.

E.VIII.2. Prior to any development or alteration of land within DPA VIII areas, a development permit application must **be issued** that includes an assessment or report by a qualified, licensed professional engineer or other qualified coastal professional addressing the following:

- a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
- b. Identify any hazards which may affect the safe development of the land including, but not limited to:
  - i. flooding;
  - ii. slopes with an incline of 30 degrees or more;
  - iii. subsidence; and
  - iv. ground water flows.
- c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or

- hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.
- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
  - e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
  - f. The applicant should consider the suitability of the land to accommodate the use intended.
  - g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.
- E.VIII.3. The **professional's** recommendations and the conclusion of the report should:
- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
  - b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";
- c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
  - d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
  - e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.
- E.VIII.4. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
- E.VIII.5. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.

E.VIII.6. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII areas, as recommended by a QEP.

A note on Flood Hazards:

This OCP bylaw does not designate Development Permit areas for protection from coastal flooding; the District has commissioned detailed flood risk mapping and exercises its ability to require professional assessment and certification of construction under section 56 of the *Community Charter*. Map 4 shows minimum Flood Construction Levels for detailed reaches of the shoreline of the Ucluth Peninsula.

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for people and permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury

and trauma associated with flooding events. Maps 5 and 6 show Tsunami Flood Vulnerability and Tsunami Flood Planning areas.

It is District policy that it is in the public interest for new subdivisions and developments to be planned to avoid areas of potential flood risk. Many of these areas are also of great habitat value and natural beauty, and have been incorporated into the potential future parks and open spaces shown on Schedules A and C.



**Enforcement**

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

**Ticketing**

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.

# Part Seven: Appendices

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

**Boilerplate (required content, legislation)**  
 The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

the natural environment, its ecosystems and biological diversity.

An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

Ucluelet Draft OCP Bruce Greig, Manager of Community Planning

Community Profile (demographics and projections)

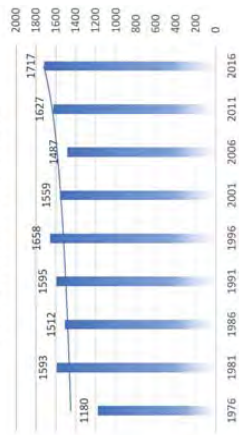
Population of West Coast Communities

Annual number of visits to Pacific Rim National Park Reserve

Median assessed value of single-family home

Rental unit availability in Tofino and Ucluelet

CENSUS POPULATION



Projections (low, medium and high growth projections):

Permanent population

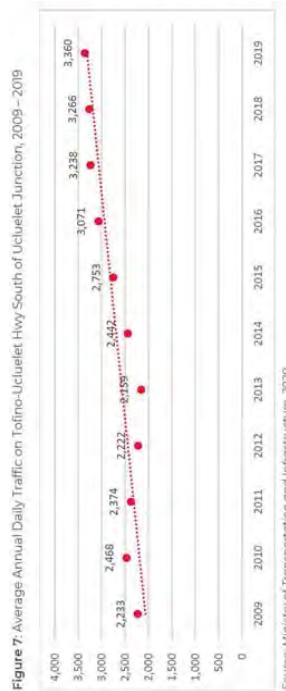
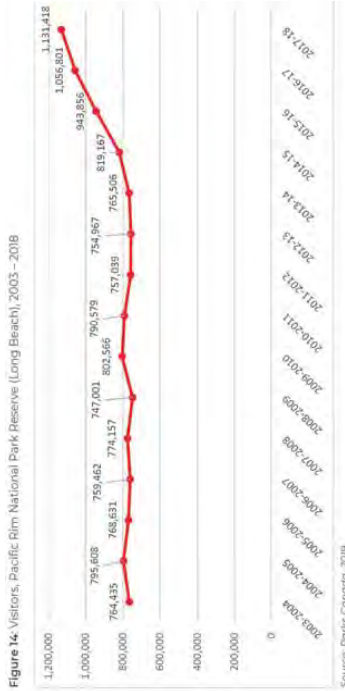
Housing units

Annual visitors

Figure 8: Occupied Dwellings and Estimated Shadow Populations, West Coast region, 2016

	POPULATION 2016	TOTAL PRIVATE DWELLINGS	PRIVATE DWELLINGS OCCUPIED BY USUAL RESIDENTS	ESTIMATED SHADOW DWELLING UNITS	ESTIMATED PEAK SHADOW POPULATION	PERCENT OF DWELLINGS THAT ARE SECONDARY DWELLINGS
Tofino	1,832	1,037	753	282	649	27%
Ucluelet	1,777	841	757	304	229	12%
ACRD Electoral Area C	677	559	267	92	220	26%
Tofino First Nation	19	11	9	2	4	18%
Ucluelet First Nation	274	97	87	10	32	10%
Tiwaqan First Nation	361	37	29	8	26	22%
<b>Total</b>	<b>4,980</b>	<b>2,382</b>	<b>1,864</b>	<b>498</b>	<b>1,160</b>	

Source: Statistics Canada, Census 2016 and custom analysis.



Definitions

“Development” includes:

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, and bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

“Qualified Coastal Professional”

“Qualified Environmental Professional”

**References & Credits**

Community profile data (p. 127) compiled by Urban Systems Ltd. for the *West Coast Land Use Demand Study (2020)*

All photographs by Russel Roper (© Ropervision) except:

Photos pages 36, 37, 44, 46, 47, 48 & 63 by DoU staff

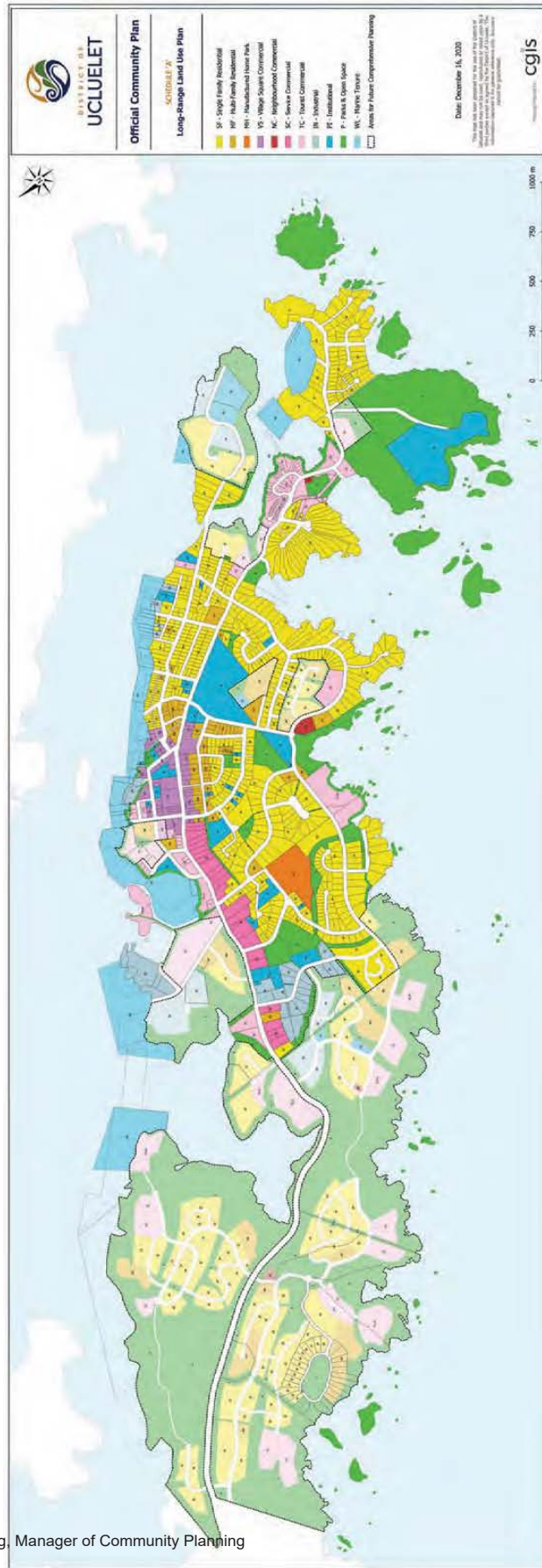
Skycouch photo (p. 75) by Ian Riddick

Images within DP Guidelines from various sources, including the 2011 Ucluelet OCP.

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Ucluelet Draft OCP Bruce Greig, Manager of Community Planning

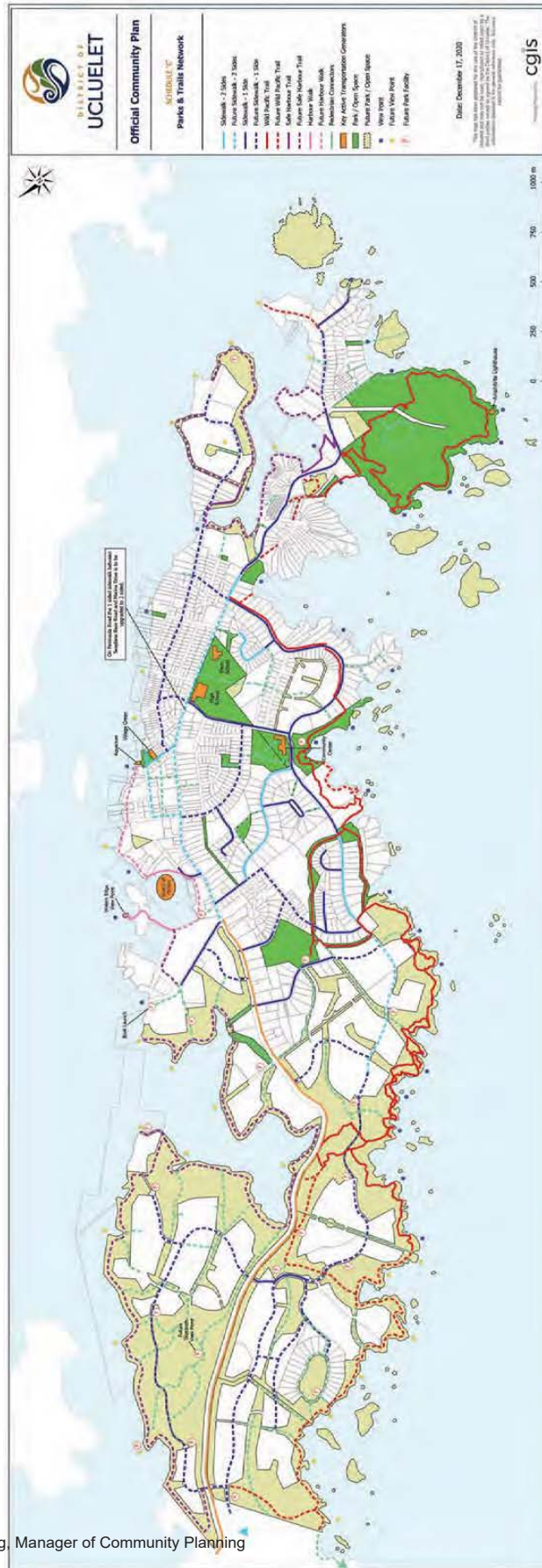
Appendix B



Ucluelet Draft OCP Bruce Greig, Manager of Community Planning

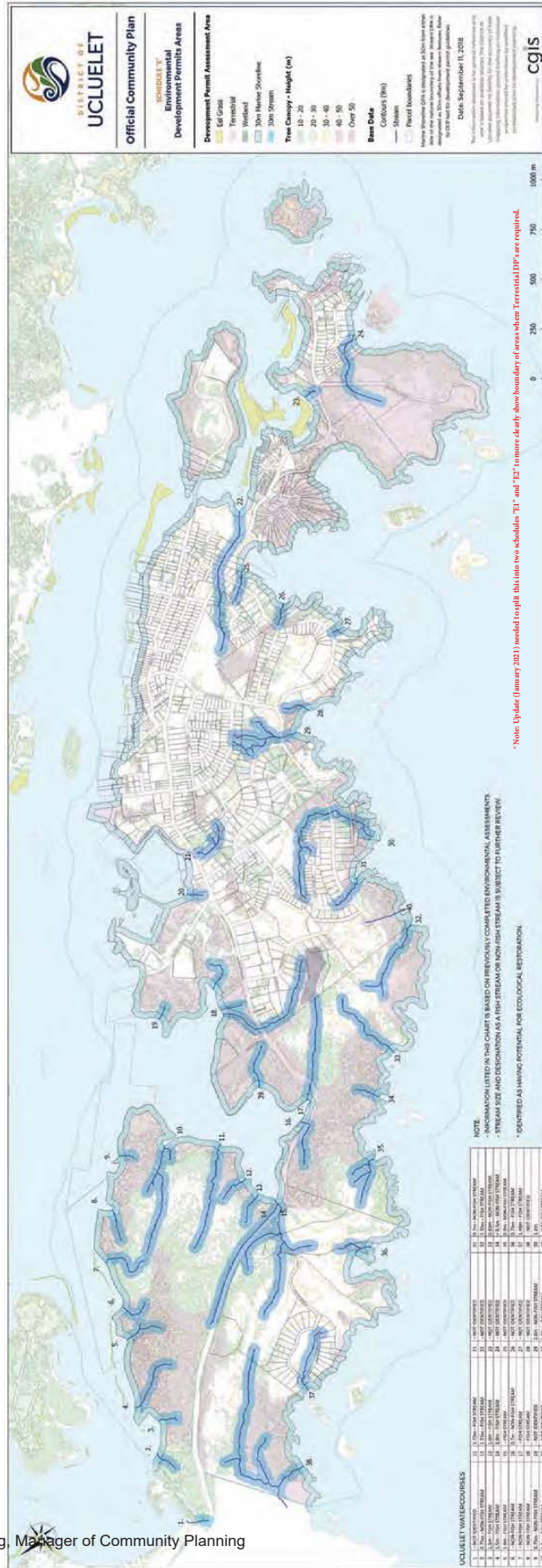




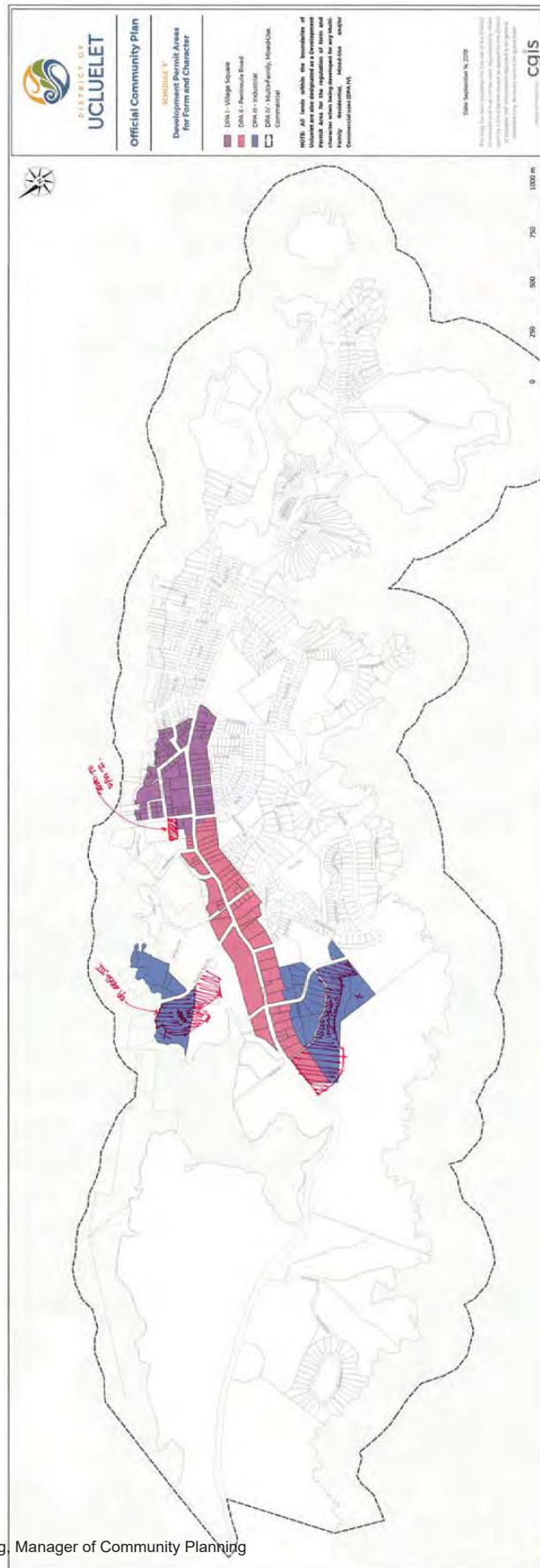


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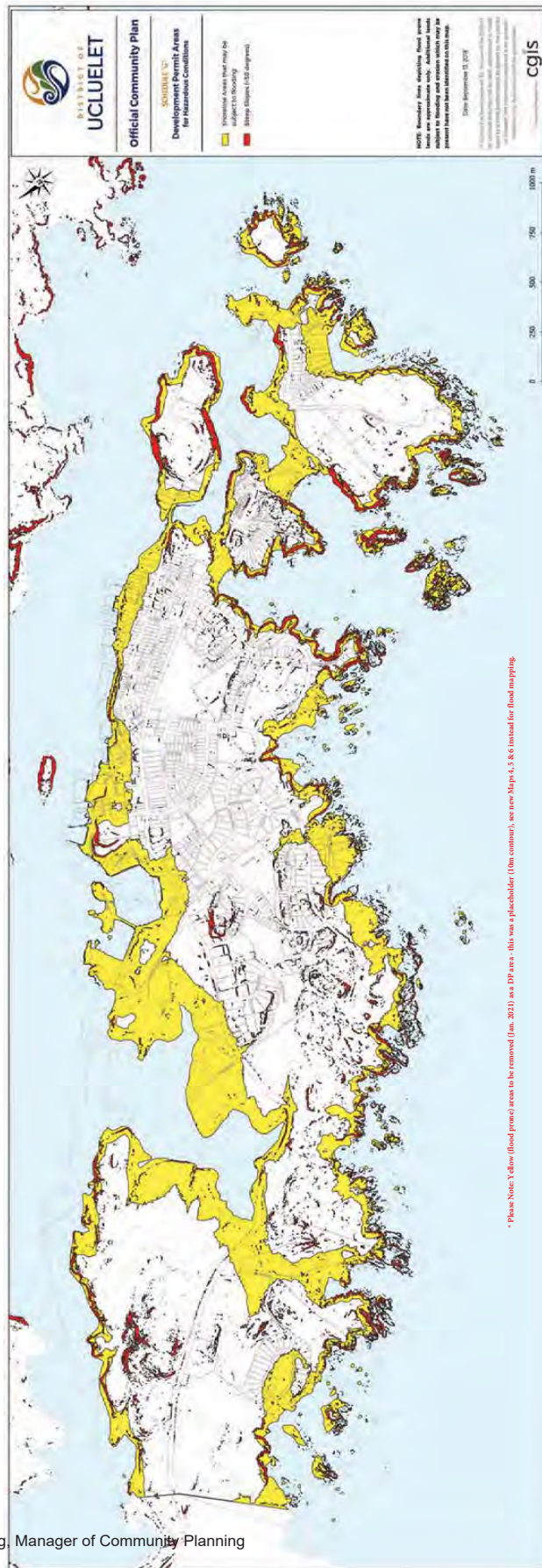




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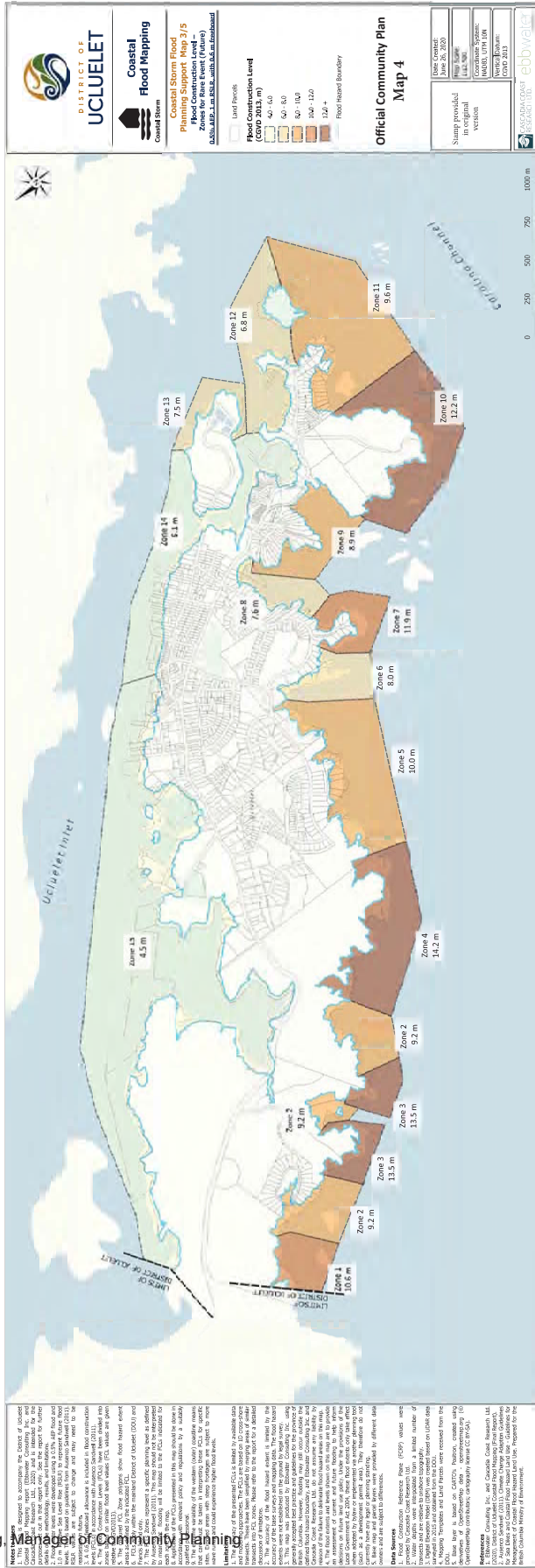


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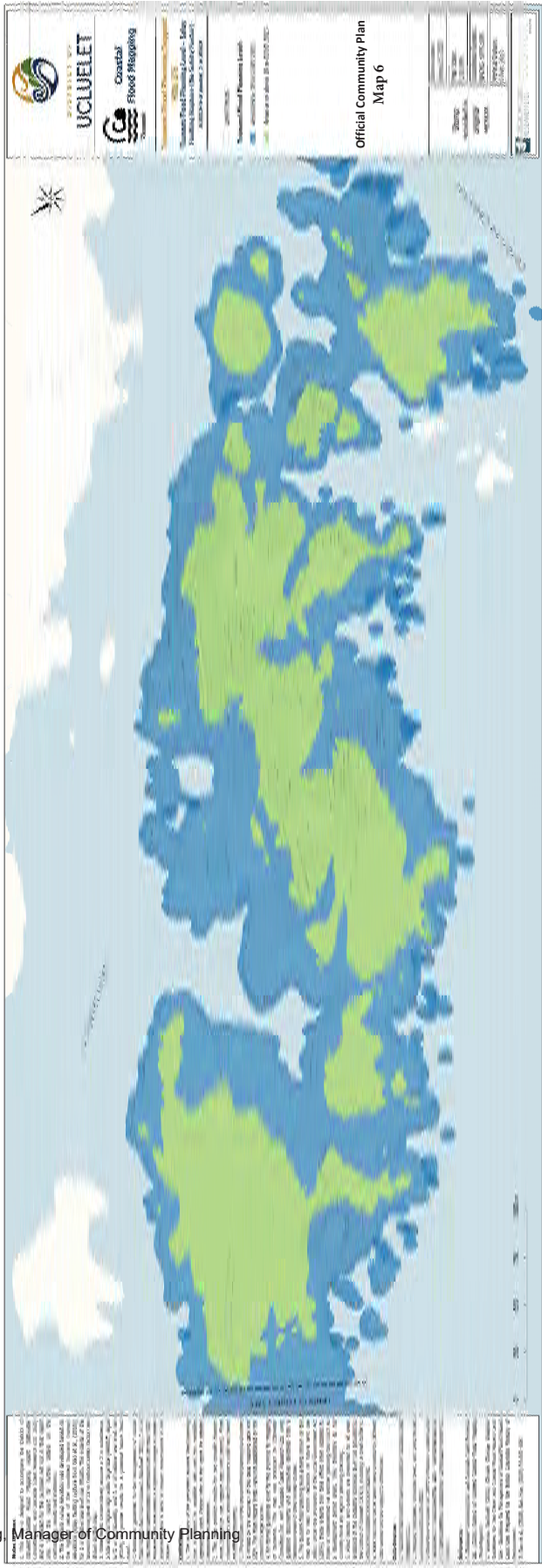




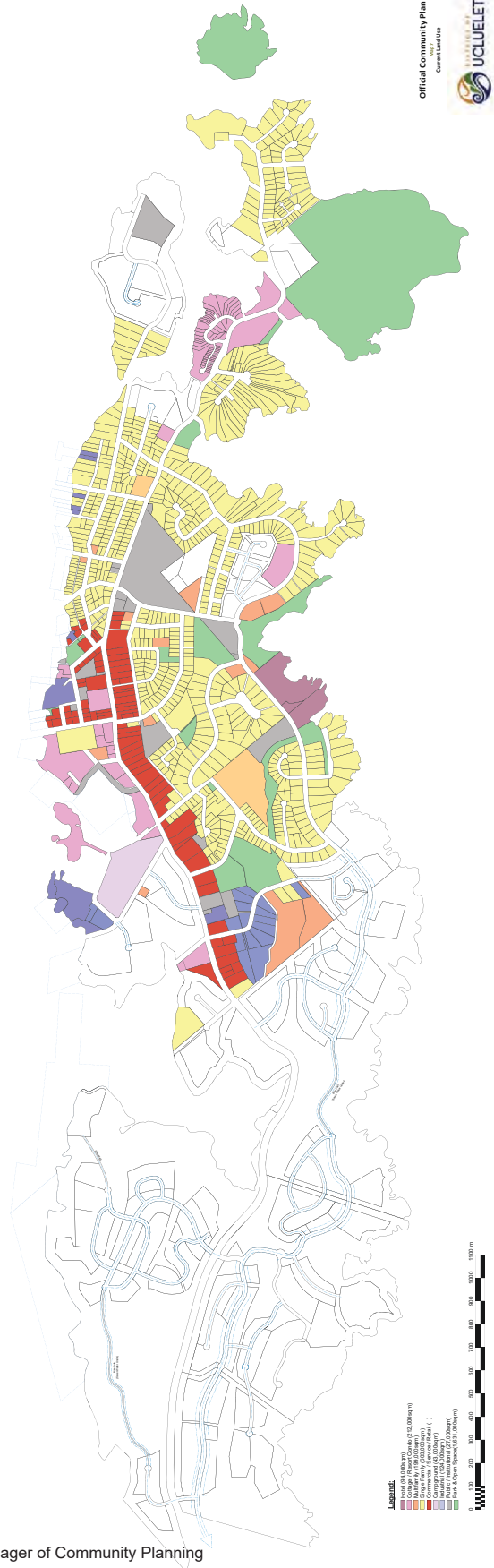
Ucluelet Draft OCP Bruce Greig, Manager of Community Planning



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Ucluelet Draft OCP Bruce Greig, Manager of Community Planning



## STAFF REPORT TO COUNCIL

Special Council Meeting: FEBRUARY 23, 2021  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING **FILE NO:** 6480-20-OCF  
**SUBJECT:** UCLUELET OFFICIAL COMMUNITY PLAN BYLAW **REPORT NO:** 21-23  
**ATTACHMENTS:** APPENDIX A – REVISED OCP BYLAW NO. 1236, 2020  
APPENDIX B – REVISED SCHEDULE 1 TO OCP BYLAW NO. 1236, 2020  
(INCLUDING REVISED SCHEDULES AND MAPS)

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### RECOMMENDATIONS:

**THAT** Council, with regard to the Official Community Plan (OCP) bylaw update:

1. consider District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, in conjunction with the District of Ucluelet Financial Plan;
2. consider District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, in conjunction with the municipal Waste Management Plans;
3. give second reading to District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, as amended;
4. refer the OCP Bylaw to the following agencies for a period of 60 days to invite their formal comment:
  - Ucluelet First Nation;
  - Toquaht Nation;
  - Alberni Clayoquot Regional District;
  - District of Tofino;
  - School District 70;
  - Island Health;
  - Ministry of Transportation and Infrastructure;
  - Pacific Rim National Park Reserve;
  - Clayoquot Biosphere Trust;
  - Westcoast Community Resources Society;
  - Alberni Clayoquot Health Network;
  - Wild Pacific Trail Society;
  - Tourism Ucluelet;
  - Ucluelet Chamber of Commerce; and,
5. refer District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, to a public hearing.

**PURPOSE:**

The purpose of this report is to provide a brief background and explore next steps for the update of the Ucluelet Official Community Plan (OCP) bylaw.

**BACKGROUND:**

The following summary and background to the Ucluelet Official Community Plan (OCP) bylaw is included in the appendices to the draft OCP:

*“The Village of Ucluelet was incorporated in 1952 and became as District Municipality in 1997. The community adopted its first Official Community Plan (OCP) bylaw in 1971. The history of OCP’s in Ucluelet is as follows:*

- *OCP Bylaw No. 235 (1971)*
- *OCP Bylaw No. 407 (1981)*
- *OCP Bylaw No. 498 (1988)*
- *OCP Bylaw No. 772 (1998)*
- *OCP Bylaw No. 900 (2004)*
- *OCP Bylaw No. 1140 (2011)*

*A review of the Ucluelet OCP bylaw was initiated by Council in 2016.*

*From 2016 through 2018 the District, along with students and faculty from Vancouver Island University’s (VIU) Master of Community Planning program, collected community opinions on the OCP and the broad range of issues of interest to the community. A series of public engagement activities and events were held during this time, including “planning on the streets” events, pop-up planning workshops, stakeholder workshops with community groups and classes from the local schools. A three-day public consultation blitz in the spring of 2018, culminating in a large public open house, connected with 256 local residents.*

*Council initially received the draft OCP bylaw in September of 2018, at which point the bylaw received first reading. The 2018 municipal election, focus on pressing affordable housing issues and a robust community debate on new non-medical cannabis retail regulations – and then the onset of a global pandemic – all contributed to stretch out the timeline for the work to update the OCP. Concurrently, work on flood risk mapping, Indigenous relations and policies, housing and land use demand resulted in reports to Council for direction on specific policy areas. These were incorporated into this revised OCP document presented to Council for consideration of second reading as amended and formal referral to external agencies ahead of a public hearing on the bylaw.”*

**OVERVIEW:**

The draft 2020 OCP presented with Bylaw No. 1236 represents a major overhaul of the 2011 Plan. In particular, proposed changes to the OCP include:

1. a new structure organized around the broad themes of Place, People and Systems;
- 2 |

Ucluelet Official Community Plan Bylaw Bruce Greig, Manager of Community...

2. writing which attempts to be more inclusive of Indigenous perspectives (see Part 1);
3. expanded policies on affordable housing (see Part 3);
4. an updated section on economic development (see Part 4);
5. an updated Long-Range Land Use Plan (see Schedule 'A') reflecting the current zoning (and sub-zones) but also showing the expected evolution of land uses toward the year 2050, particularly in the former Forest Reserve land areas;
6. addition of a Parks and Trails Network map (see Schedule C) showing the location of existing and proposed new parks, trail connections and open space;
7. new mapping and clarification of Development Permit areas for protection of the environment and avoiding natural hazards (see Schedules 'E' and 'G', and DP guidelines in Part 6);
8. updated policies responding to climate change, energy use and sea level rise (see Parts 2 and 6);
9. clarification of Development Permit areas for form and character (see Schedules 'F', and DP guidelines in Part 6); and,
10. an updated section on implementation, including enforcement (see Part 6).

The document has benefitted from the enthusiastic input of Ucluelet residents as well as insights provided by all municipal departments. Staff have attempted to draft a plan which captures the character of Ucluelet and charts the direction where the community is headed over the coming years. The aim has been to create a document which will prove useful:

- to residents and property owners, as they look to understand what their friends and neighbours envision, and where they fit within the community;
- to businesses and investors, as they seek a clear understanding of the framework they are working in and the available opportunities;
- to other agencies, as they look for the direction Ucluelet is taking to see where our interests align;
- to staff, as they work to continually improve municipal operations and deliver services on behalf of the community; and,
- to Councils, as they discuss community issues, set priorities and deliberate on where to focus finite resources.

**FINANCIAL IMPACTS:**

Adoption of an OCP does not commit Council or the community to complete any tasks or projects by a certain time, or commit to funding future projects; those future decisions remain at the discretion of Council. The OCP as drafted does note a number of follow-up actions which would build on the Plan and help clarify future decisions facing the community and its elected Council. A number of projects are also identified as priorities (particularly trails, sidewalks and other public-realm improvements). These items will all be brought forward for consideration by Council as part of its strategic planning and budgeting process, with the associated costs to be detailed at that time. The OCP works in concert with the Strategic Plan and budgets adopted by Council to set both the long-term goals and specific immediate and near-term priorities within that overall direction.

3 |

Ucluelet Official Community Plan Bylaw Bruce Greig, Manager of Community...

**POLICY OR LEGISLATIVE IMPACTS:**

There are a number of legislated requirements under the *Local Government Act* for adopting an OCP bylaw: both necessary content and steps in the process. These are discussed in Part 7 of the OCP document (see p.123 in **Appendix “B”**).

Note that after first reading, a legislated requirement (under section 477 of the *Local Government Act*) is for Council to consider the OCP in conjunction with its financial plan and any waste management plan. If proceeding past first reading, Council should turn its mind to these areas and consider the motions presented above.

The requirements for adopting an Official Community Plan bylaw include Council consideration of opportunities for consultation with persons, organizations and authorities as part of the process. The early notification to the agencies listed, in the fall of 2018, provided an opportunity for input to inform the draft bylaw. Comments received have shaped edits to the draft OCP document, as presented to Council on January 12, 2021. After second reading, formal referral back to these agencies is an appropriate next step. Allowing a generous amount of time to enable agency comment is typical, and staff suggest that 60 days would be appropriate. This would result in a public hearing being scheduled around the last week of April or first week of May.

Once an Official Community Plan is adopted, the subsequent decisions of Council and actions of the municipality must be consistent with the objectives and policies set out in the plan.

**OPTIONS:**

The draft OCP has been revised as previously directed, and Council consideration of the recommended motions at the outset of this report would move the bylaw forward to a public hearing to formally gather community input on the Plan. If there are edits which Council wishes to see made to the OCP, direction on those changes could also be given prior to second reading of the bylaw.

Alternatively, Council could provide direction to staff on whether additional review and input from the public, specific agencies or entities is desired before further consideration of the bylaw.

**Respectfully submitted:** Bruce Greig, Manager of Community Planning  
John Towgood, Planner  
Donna Monteith, Acting Chief Administrative Officer



**DISTRICT OF UCLUELET**  
**Bylaw No. 1236, 2020**

A bylaw to adopt "District of Ucluelet Official Community Plan 2020"

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**WHEREAS** Section 472 of the *Local Government Act* provides that the Council of a local government may, by bylaw, adopt an Official Community Plan;

**AND WHEREAS** Council has caused an Official Community Plan to be prepared for all areas of the District in accordance with the provisions of Sections 473 and 474 of the *Local Government Act* and other relevant sections as referenced in the Plan;

**AND WHEREAS** Council has consulted with the board of education and considered and consulted with other persons, organizations and authorities it considers will be affected, including how many and whether appropriate opportunities for consultation should be early and ongoing, all in accordance with Sections 475 and 476 of the *Local Government Act*;

**NOW THEREFORE** the council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. The document entitled "District of Ucluelet Official Community Plan 2020" and its associated appendices, maps, schedules, tables and figures, all attached as Schedule 1 to this bylaw and made a part of this bylaw, is hereby designated as the Official Community Plan for the entirety of the area within the District of Ucluelet, as depicted on Schedule A of the Official Community Plan.
2. The "District of Ucluelet Official Community Plan Bylaw No. 1140, 2011", and all its schedules and amendments are repealed.
3. This bylaw may be cited for all purposes as the "District of Ucluelet Official Community Plan Bylaw No. 1236, 2020".

**READ A FIRST TIME** this 18th day of September, 2018.

**Considered in conjunction with the District of Ucluelet Financial Plan and the Waste Management Plan under Section 477 of the *Local Government Act*, this \_\_\_\_ day of \_\_\_\_\_, 2021.**

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**PUBLIC HEARING HELD** this \_\_\_\_ day of \_\_\_\_\_, 2021

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

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District of Ucluelet Official Community Plan Bylaw No. 1236, 2020

Page 1

Ucluelet Official Community Plan Bylaw Bruce Greig, Manager of Community...

**CERTIFIED CORRECT;** "District of Ucluelet Official Community Plan Bylaw No. 1236, 2020".

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Mayco Noël  
Mayor

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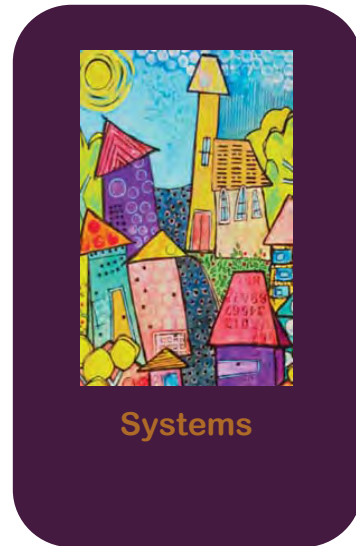
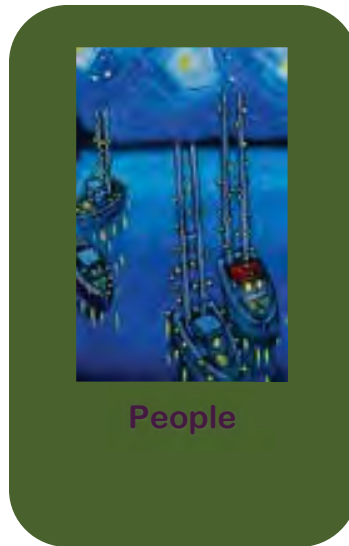
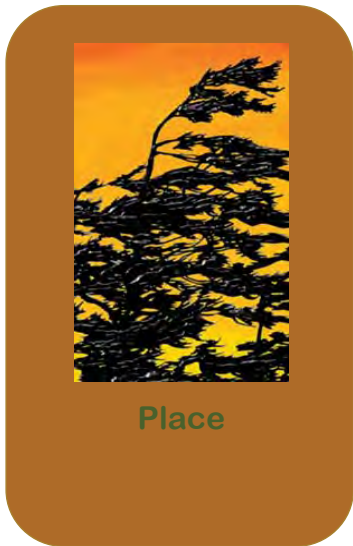
Joseph Rotenberg  
Corporate Officer

**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto affixed  
in the presence of:

---

Joseph Rotenberg  
Corporate Officer

Appendix B



DISTRICT OF  
**UCLUELET**

**Official  
Community  
Plan 2020**

Schedule "1" to District of Ucluelet Official Community Plan Bylaw No. 1236, 2020

This plan would not exist without the hard work and input generously provided by the following:

- Shawn Warner at CGIS for mapping;
- Nicky Ling at Ukee Infotech for proofing and editing;
- Dr. Pam Shaw and the students of the Masters of Community Planning program and Mount Arrowsmith Biosphere Region Research Institute at Vancouver Island University for assistance with community engagement;
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**Status:** Draft 7  
**Contact:** Planning Department  
District of Ucluelet  
200 Main Street, Ucluelet BC V0R 3A0  
☎ 250-726-7744

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The District of Ucluelet acknowledges that we are located on the traditional territory (ḥaaḥuuli) of the Yuuḥuḥiḥath (Ucluelet First Nation). We are neighbouring communities who share interests in the Ucluth Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect and many individual, personal ties.

The District aims to broaden and strengthen this relationship to better the lives of all community members. Discussion of the municipality's relationship with indigenous people and communities follows in Part One of this plan.

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# Part One: Introduction



## What is an Official Community Plan & Why Plan

An Official Community Plan, or “OCP”, is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan. The OCP sets out a road map for the community, to let everyone know where we’re headed in the long term. The scope of this OCP looks 30 years down the road. It is a living document and should be changed from time to time as the community evolves, as new issues come up or as new opportunities arise. The OCP is adopted by bylaw, by the elected Council of the District of Ucluelet; once the OCP is adopted any subsequent bylaws enacted or works undertaken by Council must be consistent with the plan.

For details on the legislative context, community profile, public consultation and process which went into developing this OCP, please refer to the appendices in Part 7.

Following this introductory foundation chapter, the bulk of the plan is organised under three broad headings of Place, People and Systems – followed by a chapter on Implementation and appendices.

### Ucluelet is:

#### COMMUNITY CHARACTER AND IDENTITY

Ucluelet is a diverse, active and welcoming community which has been shaped over time by the energy of the place and the people drawn here to the natural setting of the rugged outer west coast of Vancouver Island.

Located on the narrow Ucluth Peninsula between Barkley Sound and the exposed Pacific Ocean, Ucluelet’s name (“safe harbour” in the Nuu-chah-nulth language) points to the key position of the town in this spectacular landscape. Poised on the edge of the Pacific, the community draws its energy from the interplay of the contrasting and complementary qualities of the landscape and the people. A short stroll takes you from Big Beach and the surge of the wild Pacific to the Whiskey Dock in the centre of the village and the calm waters of the harbour. Layered through the community are pairs of influences which add to its richness: land / sea; indigenous / settler; ancient / modern; resident / visitor; small town / world class; energizing / restoring; raw / refined – the interplay of these forces makes for a community which is complex, balanced and dynamic.

The people who make up the town of Ucluelet are known for being a friendly, hardworking, resourceful and welcoming group of citizens who are fiercely protective of the land and sea, and the resources which have sustained the community for generations. Ucluelet has been recognised as a town committed to carefully managing its growth to ensure that, as it changes over time, the natural environment is protected, the social fabric of the community is strengthened, and the local economy becomes more diverse and vibrant. This plan builds on the careful work of the past, and has been shaped by input from the engaged and passionate citizens of Ucluelet.

## COMMUNITY VISION

### Vision

*Ucluelet's built and natural environment reflects, above all, the value we place on the outstanding beauty and diverse natural habitat of this place, which support the well-being of all members of the community. Ucluelet residents and visitors enjoy a high quality of life built upon a sustainable, diverse and vibrant local economy.*

### Guiding Principles

The policy directions contained within the OCP aim to realise this vision of Ucluelet as a vibrant, natural and active community. The following guiding principles reflect components of the vision and will be used to guide decision making.

1. Protect natural areas and ecological function
2. Maintain and enhance Ucluelet's unique character and preserve its heritage
3. Foster a welcoming and complete community
4. Build a diverse and dynamic local economy
5. Create a compact and vibrant Village Square
6. Develop and maintain top quality parks, trails, recreation and community services for residents and visitors
7. Broaden the spectrum of housing options to improve the availability of appropriate, affordable housing for all
8. Increase transportation choice and reduce automobile trips
9. Manage growth in balance with jobs, infrastructure investments, and the provision of services
10. Embrace the challenge of addressing the causes and impacts of climate change

### The Visitor Experience

The tourism sector is a strong and growing part of its economy yet Ucluelet remains a working town first, and a resort second.

Importantly this is one of the town's strengths as a visitor destination. Ucluelet is the kind of town where not only does your yoga instructor live next door to a forklift operator, but there's a good chance that she *is* a forklift operator.

Interactions with the creative and colourful locals are an essential part of how our community leaves an impression on the visitor. By continuing to strengthen and grow as a diverse working town, by fostering small businesses and local innovators, and by improving the town facilities, programs and infrastructure to benefit all community members, we will also expand and improve the visitor experience.

Remaining genuinely Ukee in the face of growth and change will be key to maximising the quality of life for both residents and visitors.

CONTEXT

Region and Neighbours

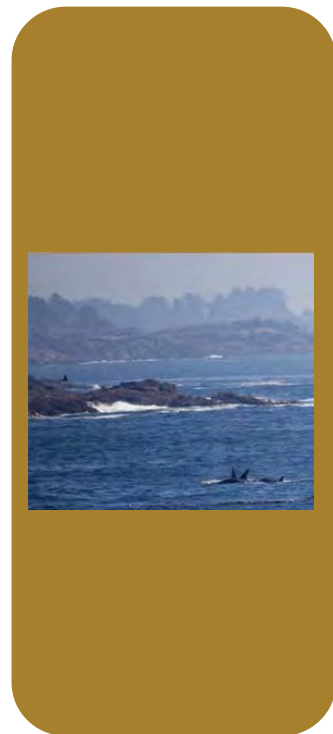
The District of Ucluelet is located on the Ucluth Peninsula, at the entrance to Barkley Sound on the west coast of Vancouver Island. The town is situated just south of the Long Beach unit of the Pacific Rim National Park Reserve. The municipality is located within the Alberni Clayoquot Regional District (ACRD); other nearby west coast communities are the town of Tofino at the northern end of Long Beach, and the unincorporated community of Bamfield on the opposite side of Barkley Sound.

Ucluelet is situated in the traditional territory of the Yuuluʔiiʔath (Ucluelet First Nation), whose community is based immediately across the harbour at Hitacu. The Yuuluʔiiʔath are one of the five Maa-Nuulth Treaty First Nations along with the nearby 'tukʷaaʔath (Toquaht Nation). The administrative office of the Toquaht Nation is located on Peninsula Road in the town of Ucluelet. The Toquaht Nation and the District of Ucluelet are partners in the Barkley Community Forest.

The economies of the Yuuluʔiiʔath First Nation, the Toquaht Nation and the District of Ucluelet are inexorably linked and all share a close tie to the area forests, fisheries and visitor economy. Citizens of all three communities regularly intermingle in town where many live, work, go to school, shop and access services.

Nearby residents of the Millstream and Port Albion unincorporated areas of the ACRD Area C are also an integral part of the fabric of the Ucluelet community.

The District provides drinking water to the Yuuluʔiiʔath First Nation at Hitacu, and back-up water supply and fire protection to Millstream. Ucluelet and its neighbours benefit from a history of mutual respect and assistance.



YFN: Relationship and Reconciliation

*"The Yuułuııƨath First Nation asserts that we have occupied, benefited from and governed our traditional territory, lands, waters and resources since time immemorial.*

*The traditional territory of the Yuułuııƨath First Nation has in the past provided the resources necessary to sustain the Yuułuııƨath First Nation and we honour its connection to the lands, waters and resources of its traditional territory which provide for our physical and spiritual needs.*

*Through our inherent right to self-government, the Yuułuııƨath First Nation has preserved and protected our traditional territory and we accept the obligations and responsibilities inherent in governing Yuułuııƨath lands and pledge to protect Yuułuııƨath lands for future generations of our citizens.*

*We promote a healthy and prosperous future that ensures the continued existence of the Yuułuııƨath First Nation as a strong political, social and cultural community that aspires to grow as an organized, determined, successful and self-reliant people.*

*The Yuułuııƨath First Nation values the need to respect, protect and promote our heritage, culture and traditions which form the basis of our success and destiny while understanding that these practices may change and require contemporary expression.*

*It is the desire of the Yuułuııƨath First Nation that our Yuułuııƨath lands continue to provide the resources necessary to sustain us, preserve our traditional ways and culture, encourage self-sufficiency and security through economic development and growth and to provide a home for the Yuułuııƨath people forever.*

*It is also the desire of the Yuułuııƨath First Nation that economic development and growth on our Yuułuııƨath lands will be conducted in a way that is transparent and accountable and that will foster a safer, stronger, healthier, more financially secure and more sustainable community. To this end, the Yuułuııƨath First Nation encourages our citizens to participate in the planning process for development and growth in order to create the type of community we want to live in and be a part of and that meets our needs.*

*Economic development and growth on Yuułuııƨath lands will be carried out in a way that ensures our economic development and growth is socially, economically and environmentally sustainable."*

(Source: YFN Planning & Land Use Management Act 2011)

The District of Ucluelet and the Yuułuʔiłʔatḥ Government have adopted a protocol agreement, most recently updated in 2014, as a framework within which to advance our working relationship. The vision put forward in the protocol agreement is as follows:

*Protocol Context*

Our community vision is:

- A healthy community where the citizens of our population are united and share a sense of civic pride.
- A year round, diversified and healthy economy that yields growth which doesn't compromise the environment or what makes our communities unique.

Our collaborative organizational vision is:

- Effective governments, working towards common issues, as partners.

*Shared Values*

Our common values will serve as a foundation for our conduct and decision-making, and will guide us when prioritizing our interests, and determining the methods used to advance those interests. These values include:

Relationships

- trust
- integrity
- authentic communication
- cooperation
- transparency
- respect
- honesty

- mutual benefit
- patience
- fairness

Culture

- appreciation and celebration of different cultures
- traditions
- history

Social

- sense of community
- family
- reciprocity and giving back
- life long learning

Environment

- sustainability
- do no harm
- interconnectedness
- renewable energy

**Objective 1A** To recognise the interests and heritage of local indigenous people and communities.

**Objective 1B** To build and strengthen the relationship between the municipality and indigenous communities with a spirit of neighbourliness and mutual support, in this time of reconciliation.

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) was adopted by the UN General Assembly in 2007. In 2015 the Truth and Reconciliation Commission listed as the first principle for reconciliation that the UNDRIP, "is the framework for reconciliation at all levels and across all sectors of Canadian Society." The UNDRIP was officially adopted by the Government of Canada in 2016. In November of 2019 the Government of British Columbia passed the *Declaration on the Rights of Indigenous Peoples Act*; BC is the first Canadian province to start bringing its legislation in alignment with the UNDRIP.

Note that the District of Ucluelet is not a "State" and does not carry the legal weight of "the Crown"; the responsibilities of the Crown can not be delegated downward to local government by the Province. At the same time, as noted in the Truth and Reconciliation Commission *Calls to Action*, all levels of government - including local municipalities - have a role to play in healing relationships, building community and addressing the ongoing legacies of colonialism to create a more equitable and inclusive society.

**Policy 1.1** The District of Ucluelet adopts the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation (see Appendices).

**Policy 1.2** Make every effort to build on the history of respect and mutual assistance which characterises the relationship between the municipality and the Yuuluʔiʔath and 'tukʔaaʔath Nations.

**Policy 1.3** Endeavour to ensure that municipal facilities, functions and programs are welcoming and accessible to Indigenous members of the community.

**Policy 1.4** Seek opportunities for mutual benefit when exploring topics of housing, economic development, transportation, utilities, tourism, emergency services and other matters which affect the wellbeing of our communities.

**Policy 1.5** Use the protocol agreement between the District of Ucluelet and Yuuluʔiʔath Government as an avenue for dialogue and action on matters of mutual interest, where we come to the table as equal parties.

#### What is a 'policy'?

Policy statements say what the District means to do. The policies in this plan should be read as if preceded by the words "The District of Ucluelet will..."

**Policy 1.6** Explore the potential benefit of establishing a protocol agreement with the Toquaht Nation.

**Policy 1.7** Provide education to municipal employees on the history of Indigenous peoples, including the history of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties (including the *Maa-nulth Treaty*) and Aboriginal Rights, Indigenous law, and Aboriginal-Crown relations. This will include skills-based training in intercultural competency, conflict resolution, human rights and anti-racism.

The District acknowledges that the Yuuluʔiʔath have a relationship with the lands of their traditional territory which now fall within the District of Ucluelet, and that this connection extends back in time over thousands of years. The District respects that the relationship the Yuuluʔiʔath have to the land and surrounding sea goes deeper than the typical land use issues encountered by a municipality.

**Policy 1.8** Endeavour to understand and consider Indigenous perspectives when making decisions on land-use issues.

**Policy 1.9** Develop, in partnership with the Yuuluʔiʔath Government, a protocol for referral and input on proposed developments and/or operations which might impact Yuuluʔiʔath lands, resources and/or culture.

**Policy 1.10** Develop, in partnership with the Yuuluʔiʔath Government, a stewardship protocol for lands within the municipal parks network to achieve a respectful balance between ecological conservation and opportunities for indigenous cultural activities including harvest.

This chapter is considered a work in progress, and the District welcomes input and ideas for improving communication and our understanding of the ongoing history between the municipality and indigenous communities.

### Point in Time & History; View to 2050

This OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary in the short term to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true long-term vision:

- continued conversations with local indigenous communities
- priority housing actions including a community housing needs assessment
- completion of the long-term land use demand study, currently underway
- review and refinement of environmental development permit areas
- storm surge and tsunami modeling and refinement of flood construction levels, currently underway
- completion of the sewer master plan
- completion of an integrated stormwater management plan
- implementation of the Community Climate Change Adaptation Plan

An OCP attempts to take the long view, projecting a vision for how the community might evolve over the next decades. Written in 2020, in the midst of the COVID-19 pandemic, the long-range view is even less clear than it might have been – unprecedented and unforeseen change has challenged local priorities and upended global economies.

Some things have become clearer:

- The importance of community.
- The resiliency and adaptability of local businesses and workers.
- The fragility of supply chains and the benefit of diverse local economies.
- The restorative value of fresh air, open spaces and wild places.
- Ucluelet is a desirable place to live, visit, work and play – and will only become more so as time goes on. The pressures which come with increased visitation and migration can be balanced if Ucluelet maintains a clear view of those things that define, support and benefit the community.



# Part Two: Place

## Natural Environment

Ucluelet is characterised by the beauty of its landscapes and unique natural features including rocky beaches, old growth forests and a rich diversity of wildlife. This magnificent setting positioned on the edge of the Pacific Ocean greatly enhances the quality of life in Ucluelet by providing recreation areas, beautiful scenery and a healthy habitat for fish, wildlife and humans.

### ECOLOGY

Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest.

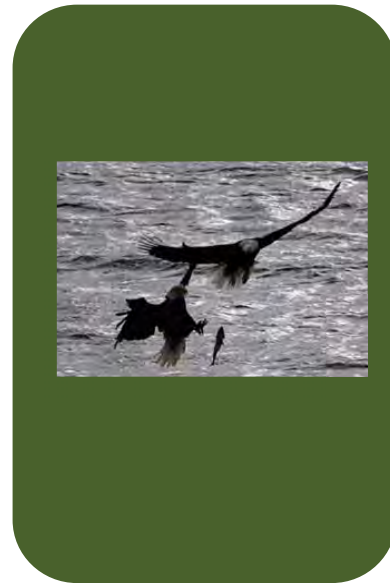
Terrestrial ecosystems provide a home to many large mammals such as bears, cougars and wolves. Bald eagles can be seen regularly soaring the air currents in skies above town.

The marine ecosystem surrounding the peninsula includes salmon, sea lions, otters, migratory and resident grey, humpback and orca whales, seabirds, and an additional 240 species of birds.

The backshore, intertidal zones and network of streams support an incredible diversity of life, providing habitat and spawning conditions which support both terrestrial and marine food chains.

The rich forests include coniferous species of Sitka Spruce, Balsam, Cedar, Western Hemlock, Douglas Fir and deciduous trees including Red Alder. Forest health and age is a critical component of the natural life and biodiversity of the area.

The moderate climatic conditions provide significant moisture, sufficient sunlight and mild winters resulting in abundant vegetative growth year-round.



## WILDLIFE

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. The frequency of human contact with these large mammals increases as new lands are developed. As human development spreads out and encroaches upon wildlife habitat, the wildlife and human interaction increases.

As the foraging areas, migration paths and game trails for wildlife are overlain with human development and contact increases, normally submissive species such as bears, cougars and wolves can begin to become habituated to human activities. They may become accustomed to odours and noises and less afraid of cars, bicyclists and runners.

Game trails and migration pathways in the area that have existed for hundreds or even thousands of years are encroached upon by development causing animals to learn, evolve and cope with human activity. Within town limits bears are particularly drawn to berry patches and trash which is not bear-proofed.

Development in Ucluelet's future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce wildlife impacts through a wildlife smart program.

Prevention methods include keeping garbage inside until the day of pick up, bear proof dumpsters, properly functioning compost and networks of communication between friends and neighbours about sightings. Prevention is a win-win situation because both people and wildlife benefit. It will be beneficial to the District of Ucluelet to continue working with the National Park Reserve on wildlife programs.

The District participated in a 'Human-Bear Conflict Management Plan' in 2005/2006. The priority actions identified in this plan are to bear-proof garbage and food attractants, and to identify and set aside habitat and corridors for wildlife as lands are developed within the District.

## ENVIRONMENTAL PROTECTION

The District of Ucluelet is committed to the responsible stewardship of its natural resources and preservation of the local environment for future generations.

Respect for the natural environment is a key feature of Ucluelet's Official Community Plan vision. It provides the guiding framework upon which the following policies have been developed to further enhance and protect Ucluelet's diverse natural habitat.

**Objective 2A** To develop carefully and use land wisely to ensure that the most sensitive and valuable environmental features are protected, and ecological functions are not irreparably disturbed.

**Objective 2B** To manage municipal infrastructure and operations in ways that responsibly minimise impacts on the natural environment.

**Objective 2C** To encourage conservation of District and Regional resources.

**Objective 2D** To work with and support other agencies and groups who share the community's goal of protecting our environment.

New Development Permit Areas for the protection of the environment have been established by this OCP (see Schedule E and Section 6).

**Policy 2.1** Use the regulatory tools available to local governments to ensure new development responds to the community's goal of maintaining a healthy, diverse natural environment.

**Policy 2.2** Maintain significant areas of natural green space and forest cover. Large scale clearing to accommodate development is not supported.

**Policy 2.3** Convene a community mapping workshop to capture local knowledge of locations and routes which are particularly important for local wildlife.

**Policy 2.4** Identify natural corridors for public and wildlife use or as natural landscapes.

**Policy 2.5** Foster and support local environmental stewardship and heritage protection groups.

**Policy 2.6** Collaborate with non-profits, provincial and federal agencies on research, education and enforcement efforts aimed at protecting the environment.

**Policy 2.7** Support efforts to establish an Indigenous-led landscape-scale West Coast Stewardship Corridor extending from the Southern to Northern regions of Vancouver Island.

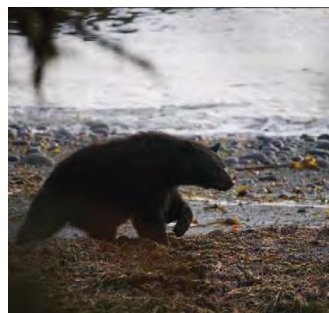
**Policy 2.8** Promote solid waste management practices - such as WildSafe BC bin closure protocols - to discourage attraction of wildlife.

**Policy 2.9** Explore bylaw amendments and education for options to allow backyard husbandry of poultry while avoiding attracting wildlife by using appropriate electric fencing.

**Policy 2.10** Explore, with public input, the merits of defining and initiating a system of municipal permitting prior to removal of the most significant, mature trees in the community.

**Policy 2.11** Given that all land in the community is proximate to watercourses and the ocean, and given the significant rainfall experienced in Ucluelet, discourage the cosmetic use of pesticides anywhere in the District.

**Policy 2.12** Lobby the provincial government to institute a province-wide system of regulating the cosmetic use and sale of pesticides.



### CLIMATE ACTION

Mitigating greenhouse gas emissions and adapting to the impacts of climate change is viewed as one of the greatest challenges of our time. At the same time as communities throughout the world are struggling to prepare for a future without abundant, low-cost fossil fuels, the Greenhouse Gases (GHG) created by the world's current dependence on fossil fuels are creating devastating impacts on global ecosystems that are expected to last for many generations.

For our community the potential for sea-level rise, impacts to our water system increasing intensity of storm events, and impacts to fish stocks have a direct influence on our residents and businesses.

To address this challenge, provincial legislation requires that an Official Community Plan include targets for the reduction of greenhouse gas emissions and transition to renewable energy, and policies and actions the local government has proposed with respect to achieving those targets.

In establishing these targets, policies, and actions, it is important to understand the role and ability of local government to effect GHG reductions.

In 2018, Council committed to the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program. The municipality achieved Milestone 2 for District emissions and Milestone 4 for community emissions in 2019 and is committed to achieving Milestone 5 for both categories by 2022.

The District will support emissions reductions through policies and programs in the following areas:

- Land Use and Development
- Transportation
- Renewable Energy
- Solid Waste and Waste Management
- Awareness, Education, and Outreach
- buildings
- public infrastructure and facilities
- community energy systems

#### Our Goals:

- Ucluelet residents are resilient to climate change and energy scarcity and costs.
- Transportation options reduce greenhouse gas emissions, fossil fuel dependence and the creation of air contaminants.
- New and existing buildings are energy efficient and use 100% renewable energy.
- The waste stream to the regional landfill is reduced to a minimum, with recovery, re-use, recycling and composting of resources undertaken as standard practice.
- Ucluelet relies on clean, renewable, and efficient energy sources.

The following are goals (objectives) identified in the recently adopted Ucluelet mitigation and adaptation plans.

#### Transportation

Objective 2E – Ucluelet attracts businesses so residents can access key services close to home.

Objective 2F – Ucluelet residents can safely move around town by foot, bike, scooter, or other low-carbon transportation modes.

Objective 2G – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2H – Ucluelet residents and visitors can charge electric vehicles at home, work, and popular destinations.

#### Buildings

Objective 2I – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2J – Existing residential and commercial buildings become energy efficient, comfortable, durable, and cheaper to operate through whole-building energy retrofits.

Objective 2K – Ucluelet transitions away from heating oil by 2030 in favour of renewable sources of heat such as heat pumps.

#### Waste

Objective 2L – Organic waste is diverted from the landfill due to a curbside collection program and on-site composting

Objective 2M – Single-use plastics are eliminated in favour of reusable and biodegradable alternatives.

#### Leadership

Objective 2N – The District integrates climate action into all municipal processes.

Objective 2O – The District leads by example by ensuring all buildings are energy efficient, by transitioning to a low-carbon fleet, and establishing zero-waste policies for operations and events.

Objective 2P – The District meets the community's 80% GHG reduction and 100% renewable energy targets for its municipal operations.

#### Adaptation

Objective 2Q – Strengthen infrastructure resilience and reduce risk to buildings and property.

Objective 2R – Enhance resilience of ecosystems and protect natural areas.

Objective 2S – Improve public safety and preparedness to climate-related events.

### Greenhouse Gas Targets

**Policy 2.13** The District will align its community targets with those established by the Province of BC in 2018. Using a 2007 baseline, those targets are:

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

Policies to positively influence the community's energy use and GHG emissions are found throughout the OCP, where the plan covers areas of land use, transportation, infrastructure and operations.

Part 6 of this plan also discusses GHG reductions and climate change adaptation policy in detail.

### GHG Policies - Land Use and Development

**Policy 2.14** Support the walkability and bike-ability of the community.

**Policy 2.15** Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

**Policy 2.16** Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

**Policy 2.17** Focus municipal and other government facilities within this compact core.

**Policy 2.18** Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of

local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.



GHG Policies - Transportation

**Policy 2.19** Encourage pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.20** Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences.

**Policy 2.21** Encourage and support regional organizations to convert their fleets to Zero Emission Vehicles.

**Policy 2.22** Convert all light-duty vehicles to zero-emission vehicles in municipal operations including the integration of e-bikes where possible.

**Policy 2.23** Expand the Wild Pacific Trail network as opportunities arise.

**Policy 2.24** Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.

**Policy 2.25** Encourage BC Transit to create local transit routes to serve most destinations within the community with a high level of service, and focus development along this transit corridor.

**Policy 2.26** Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.

**Policy 2.27** Provide weather protection at stops for future local and regional transit buses.

**Policy 2.28** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.29** Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.

**Policy 2.30** Encourage adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.31** Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.

GHG Policies - Buildings

**Policy 2.32** Require high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency.

**Policy 2.33** Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.

**Policy 2.34** Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

**Policy 2.35** Support the transition from heating oil to lower-carbon building heating systems.

GHG Policies - Public Infrastructure and Facilities

**Policy 2.36** Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.

**Policy 2.37** Establish policies that focus light energy only onto areas where illumination is required and restrict the spillover of light to the night sky and intrusion into adjacent properties.



**Policy 2.38** Implement external lighting technologies that reduce energy consumption including a shift to LED lighting for all District and BC Hydro streetlighting

**Policy 2.39** Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



GHG Policies - Renewable Energy

**Policy 2.40** Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and wastewater heat recovery sources.

**Policy 2.41** Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

**Policy 2.42** Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

GHG Policies - Solid Waste and Waste Management

**Policy 2.43** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible aiming for a goal of zero waste.

**Policy 2.44** Work with the regional district to explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

**Policy 2.45** – Implement a single-use plastics bylaw in favour of reusable and biodegradable alternatives.

GHG Policies - Awareness, Education and Outreach

**Policy 2.46** Distribute information on measures and incentives that individuals and businesses can take to reduce GHGs on the District's web site and public mailings, tax notices, etc.

**Policy 2.47** Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

**Policy 2.48** Support the sustainability goals of Tourism Ucluelet including their adopted 2020 strategy statement: "*By 2023 Tourism Ucluelet will lead Ucluelet's vibrant and sustainable tourism industry through industry collaboration, responsible and authentic promotion, visitor and community education, support for community priorities and accountability in our operations.*"

Climate Adaptation - Policies

**Policy 2.49** Address vulnerabilities to electrical distribution infrastructure.

**Policy 2.50** Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

**Policy 2.51** Assess vulnerabilities of the Highway 4 transportation link.

**Policy 2.52** Study current water systems and explore resiliency measures to make the existing water system more resilient.

**Policy 2.53** Create an Invasive Species Action Plan.

**Policy 2.54** Support local activities to maintain wild fish stocks and habitat.

**Policy 2.55** Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.

**Policy 2.56** Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

**Policy 2.57** Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

**Policy 2.58** Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

Actions Plans – Mitigation and Adaptation Plans

**Policy 2.59** Implement the *Clean Energy for the Safe Harbour District of Ucluelet 100% Renewable Energy Plan* (2019).

**Policy 2.60** Implement the Ucluelet Climate Change Adaptation Plan.

**Policy 2.61** Report to Council annually on the progress of mitigation and adaptation efforts in the Annual Report.

**Policy 2.62** By 2022, achieve Milestone 5 for Community and Corporate emissions in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program.

Parks, Trails and Open Space

Our Goals:

A connected and legible parks and trails network which supports:

- active, healthy and connected ways of living
- an unparalleled experience of the natural and cultural landscapes of the Ucluth Peninsula
- the further development and diversification of the town's economy

The parks, trails and open spaces within the District of Ucluelet contribute to the unique character and sense of place which defines our community. The parks network includes nature parks, community parks, neighbourhood parks, trails, beach accesses, greenbelts and road edges.

Key parks, trails and open spaces in Ucluelet are identified on Schedule C: Parks and Trails Network.

**Objective 2T** Recognize, enhance and protect key areas for biodiversity and sensitive marine, terrestrial, and riparian ecosystems within the parks and trails network.

**Objective 2U** Build on the success of the Wild Pacific Trail and expand the experience of this unique ribbon of the coastal landscape, ultimately connecting beyond the municipal border to Pacific Rim National Park Reserve.

**Objective 2V** Anticipate growth in the community and tourism sector, and respond by expanding the parks and trails network to meet the needs and demands of residents and visitors.

**Objective 2W** Provide a diverse, inclusive range of activities and experiences among the parks and trails network, accessed and enjoyed by people of all ages and abilities.

**Objective 2X** Develop a municipal network of parks, trails and open spaces designed, constructed and maintained to strike a balance between:

- maximum experience for citizens and visitors
- infrastructure affordable to our small-town tax base
- appropriate "Ukee" character which reflects our west coast setting

**PARKS**

The 2013 Parks and Recreation Master Plan (PRMP) identifies a number of strategies to guide the future of the municipal parks and recreation functions. The following policies incorporate the recommendations of the PRMP:

**Policy 2.63** Park land dedication and acquisition is a key strategy in conserving the District's natural areas and ecosystems.

**Policy 2.64** Existing parks and trails are to be maintained and protected for public use and environmental preservation.

**Policy 2.65** When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.

**Policy 2.66** Budget for the continued maintenance and replacement of parks equipment and assets.

**Policy 2.67** Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

**Policy 2.68** Develop an integrated plan for improving and connecting public open spaces and pathways.



**Policy 2.69** The priorities for new parks & trails projects are:

- improve sidewalks, pathways and connected public realm areas in the vicinity of the Village Square
- extend the Wild Pacific Trail as shown on Schedule C
- create and extend the Safe Harbour Trail as shown on Schedule C
- create a connected pedestrian route along the Small Craft Harbour connecting to the Village Square
- improve the Coast to Coast Connection between the Village Square and Big Beach
- improve accessible, safe viewing opportunities and re-purpose the Lightkeeper's House at Amphitrite Point
- improve signage and wayfinding to identify pathways, key locations and public facilities

Future parks & trails projects could include:

- new parks in the former Forest Reserve areas
- improved public access to harbor via end-of-road parks
- hard sports surface / fieldhouse / concession / foodbank / emergency staging area at Tugwell Field
- a new park and perimeter trail on Hyphocus Island
- a Japanese Memorial Garden
- a new park near the terminus of Peninsula Road
- additional active recreation facilities (e.g., frisbee golf course, fitness trail, etc.)
- a community boathouse supporting opportunities for kayak / canoe / row / sail programs
- explore feasibility of alternative energy (geothermal / tidal / wave) outdoor pool and/or hot pool

## TRAILS

Visitors and residents alike experience Ucluelet by moving through the landscape of the peninsula on a network of world-class trails. This expanding network is the result of the vision, commitment and hard work of the community. The trails serve as a public amenity and also as an economic driver – bringing visitors to the community and enticing them to return. Continued expansion and improvement of the trail network will be key to achieving the goals of this plan.

### Wild Pacific Trail

**Objective 2Y** A continuous Wild Pacific Trail following the exposed outer shore along the length of the peninsula.

**Policy 2.70** As development extends into former Forest Reserve lands, it is the District's aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

**Policy 2.71** Explore with property owners, the Alberni Clayoquot Regional District and the Yuułuʔiłʔatḥ First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

**Policy 2.72** Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

### Safe Harbour Trail

**Objective 2Z** A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by

existing residential or marine commercial activities, connecting seamlessly with town pathways.

**Policy 2.73** Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island, the Inner Boat Basin and Olsen Bay.

**Policy 2.74** As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

**Policy 2.75** Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.

#### Regional Trails

**Objective 2AA** A connected network of trails linking Ucluelet with the broader regional landscape.

**Policy 2.76** Support the Alberni Clayoquot Regional District area 'C' OCP policy of developing the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.

**Policy 2.77** Support regional efforts to create a seamless Multi-Use Pathway traversing the west coast, and continue to maintain (through updated servicing agreement) the section of pathway between the Ucluelet municipal boundary and the Pacific Rim National Park Reserve.



#### OPEN SPACE & GREENBELTS

Significant areas of public land are found on the edges of roads (legally termed areas of "highway" dedication). Some are maintained as more manicured boulevards while many are less formal, containing ditches, natural vegetation and sometimes trails. These spaces provide green space and also important habitat and movement corridors for birds, insects and other wildlife.

**Policy 2.78** Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

**Policy 2.79** Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

**Policy 2.80** Develop a program and budget for gradually upgrading public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.



## Transportation and Movement

By land, Provincial highway #4 connects Ucluelet and the Ucluth Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes.

The Francis Barkley provides marine passenger and cargo ferry service from Port Alberni to Ucluelet Harbour. Canada Customs Service provides customs clearance in the harbour for marine visitors.

People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape.

Transportation is a key policy area from a broader community planning perspective, as the greatest component of the District's greenhouse gas emissions with the best potential for GHG reductions.

The 2011 Transportation Plan concludes that additional vehicle capacity is not required on District roads for the foreseeable future, recommending that capital projects be focused on safety upgrades and strategic improvements to pedestrian and cycling infrastructure.

The eventual extension of Marine Drive to create a parallel collector route will be pursued as development occurs on the former Forest Reserve lands.

Ucluelet's long narrow peninsula has contributed to an accessible walking environment as one can walk to most places in the community in approximately 15 minutes. The relatively

short distances between the Village Square, most retail services, the Community Centre and beaches (within one kilometre of most homes) fosters walking and cycling throughout the community.

Given the unique outdoor setting of this area, walking and cycling will continue to be encouraged and supported, and will be a significant component of future transportation improvements within the District.

Recognising that Ucluelet is a small town with limited financial capacity for capital improvements, construction of new sidewalks and extension of the multi-use pathway will be prioritised with a focus on key functional requirements, such as circulation within the Village Square, and access to schools and the Community Centre with their associated recreation, culture and sports activities.

Our Goals:

- People rely less on fossil-fueled private automobiles
- People enjoy more and safer walking and cycling on an expanded network of active transportation pathways and facilities
- Harbour facilities protect the marine environment while providing even better access and support for both commercial and recreational boat traffic

**Objective 2BB** Develop a transportation network which enables people to move throughout the community safely, conveniently and beautifully.

**Objective 2CC** Prioritise transportation infrastructure needs and capital spending to maximise value for local residents, businesses and visitors.

**Objective 2DD** In order to reduce GHG emissions, encourage active and electric forms of transportation as a viable and routine alternative to the private automobile.

**Objective 2EE** Develop a network of safe bicycle and pedestrian routes throughout the District;

**Objective 2FF** Integrate transportation and land use management to help sustain a compact and walkable community.

**Objective 2GG** Create a safe and efficient transportation system for the movement of people and goods within the District.

GENERAL TRANSPORTATION NETWORK

**Policy 2.81** Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

**Policy 2.82** Promote mobility opportunities which minimise greenhouse gas emissions.

**Policy 2.83** Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

**Policy 2.84** Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

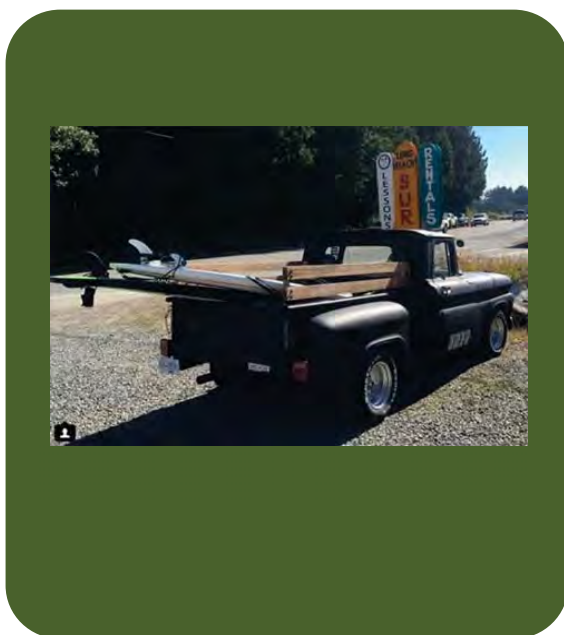
**Policy 2.85** When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

**Policy 2.86** Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

**Policy 2.87** Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

**Policy 2.88** As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

**Policy 2.89** Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



#### NETWORK IMPROVEMENTS - VILLAGE CENTRE

**Policy 2.90** Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

**Policy 2.91** Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

**Policy 2.92** As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

**Policy 2.93** Include landscaped boulevards, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

**Policy 2.94** Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

**Policy 2.95** Upgrade Peninsula Road in phases in the following sequence:

- Main Street to Bay Street
- Bay Street to Lyche Road
- Lyche Road to Seaplane Base Road
- Seaplane Base Road to Forbes Road
- Main Street to Marine Drive

**Policy 2.96** Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

- reducing the number of access points by sharing between adjoining property owners wherever possible
- reducing the width of access points to 6 metres
- removing as many driveway access points to Peninsula Road as practical

**Policy 2.97** As development occurs, connect Cedar Road to Lyche Road.

**Policy 2.98** Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

**Policy 2.99** Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.



#### MARINE TRANSPORTATION

**Policy 2.100** Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

**Policy 2.101** Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

**Policy 2.102** Improve options for boat trailer parking near the ramp at Seaplane Base Road.

**Policy 2.103** Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

**Policy 2.104** Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

**Policy 2.105** Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

**Policy 2.106** Explore opportunities to improve public access to the ocean via District-owned lands.

PEOPLE ON FOOT

Our Goals:

The District endorses the following pedestrian charter:

- Ucluelet recognises that walking is a key indicator of a healthy, efficient, socially inclusive and sustainable community
- Ucluelet acknowledges universal rights of people to be able to walk safely and to enjoy high quality public spaces at any time
- Ucluelet strongly supports community design and the provision of adequate infrastructure and facilities that foster safe, convenient, direct and comfortable pedestrian travel
- Ucluelet is committed to reducing physical, social, safety and institutional barriers that limit walking activity

**Policy 2.107** Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

**Policy 2.108** Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.109** Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

**Policy 2.110** Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

PEOPLE ON BICYCLES

**Policy 2.111** Work to implement the bicycle route network as shown on Schedule B: Transportation Network

**Policy 2.112** Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.

**Policy 2.113** Ensure adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.114** Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.

**Policy 2.115** Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

PEOPLE ON TRANSIT

**Policy 2.116** Identify priority locations for improved bus stop facilities including weather protection.

**Policy 2.117** Advocate with BC Transit for service connecting the entire community, spanning the length of the peninsula to the Amphitrite Point lighthouse.

**Policy 2.118** Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

PEOPLE IN AUTOMOBILES

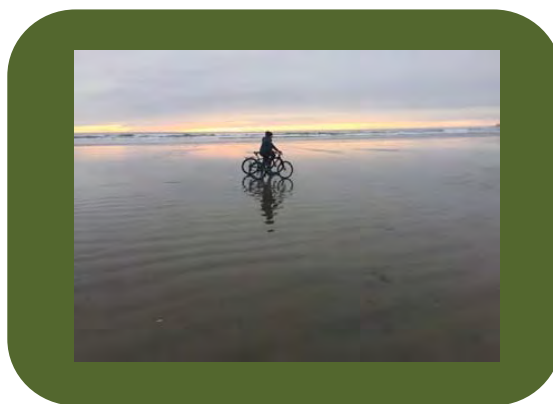
**Policy 2.119** Include electric vehicle charging facilities at municipal parking lots, where feasible.

**Policy 2.120** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.121** Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.

**Policy 2.122** Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.

**Policy 2.123** Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.



PEOPLE MOVING FISH

**Policy 2.124** Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

**Policy 2.125** Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

**Policy 2.126** While recognising the need for short-term truck staging on Alder Street to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

**Policy 2.127** Encourage truck staging and storage on appropriately zoned light industrial lands.



# Part Three: People



## Community Health, Safety and Wellbeing

### Our Goals:

- a thriving community of healthy, active, engaged citizens of all ages
- a resilient and prepared community of neighbours who help one another
- a vibrant cultural scene – inclusive of all cultures and walks of life
- equitable access to a variety of recreation and lifelong learning opportunities

### FIRE AND EMERGENCY SERVICES

Fire and Emergency Services supports and maintains a community emergency management system through mitigation, preparedness, response and recovery initiatives for emergencies and disasters.

The Ucluelet Volunteer Fire Brigade has been providing fire protection services for the community for over 70 years. Each year the UVFB responds to an average of 110 callouts for fire, motor vehicle accidents and medical first responder calls.

The Emergency Support Services team is responsible for coordinating efforts to provide shelter, food, clothing, transportation, medical services and reunification services to victims of emergencies and disasters.

Ucluelet and the entire west coast of Vancouver Island are isolated. Road access is via Highway # 4, a difficult road to travel under normal conditions. As a result, the District will consider local responses to emergency situations and not rely on Highway # 4 or Peninsula Road to evacuate the community elsewhere.

A tsunami triggered by a local earthquake could reach Ucluelet within 10 – 15 minutes; therefore emergency personnel will not have sufficient time to warn residents of the impending danger. The District will work to raise awareness of immediate evacuation plans, which should consider evacuation routes to areas of high ground.

The **Ucluelet Emergency Network (UEN)** utilises a “four pillar” approach of mitigation, preparedness, response and recovery.

The UEN is a multi-jurisdictional committee that consists of representatives from:

BC Ambulance Service  
 Canadian Rangers  
 District of Ucluelet  
 Emergency Support Services  
 Pacific Rim National Park  
 Royal Canadian Mounted Police  
 Royal Canadian Marine Search and Rescue  
 School District 70  
 'tukwaa?ath (Toquaht Nation)  
 Ucluelet Volunteer Fire Brigade  
 West Coast Inland Search and Rescue  
 Yuulu?ii?ath (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

- High School and associated fields;
- Tugwell fields;
- Top of Hyphocus island;
- Upper parts of Millstream; and
- High points on Reef Point and Coast Guard Roads.

**Objective 3A** Support, recognise and celebrate the contributions made by the members of the Ucluelet Volunteer Fire Brigade and other community organizations.

**Objective 3B** Increase community capacity to respond to emergencies.

**Policy 3.1** Complete a community risk assessment and identify current and future needs for emergency services.

**Policy 3.2** Analyse future growth potential and infrastructure needs to ensure the community can sustain and afford the necessary emergency and infrastructure services.

**Policy 3.3** Provide emergency services facilities, equipment and resources that are adequate and affordable for the size of the local and visitor populations.

**Policy 3.4** Identify and prioritise any infrastructure gaps which could affect the ability to respond to emergencies.

**Policy 3.5** Explore opportunities for efficiency and funding of a combined new community safety facility (i.e., serving fire, ambulance, police).

**Policy 3.6** Work with neighbouring communities to maximise efficiency and capacity for providing appropriate regional

emergency services, by exploring opportunities for shared services and/or servicing agreements.

**Policy 3.7** Support the Ucluelet Emergency Network's efforts to continuously improve community training, awareness and preparedness for emergency events.

**Policy 3.8** Support regular practice including evacuation drills utilizing the existing road network and facilities within the community.

**Policy 3.9** Improve tsunami evacuation route signage for prone areas, directing people to the closest high ground area.

### COMMUNITY SAFETY

The municipal Building Inspection, Bylaw Enforcement and Business Licencing functions ensure that land uses, building construction and activities in the community are conducted in ways which are safe, equitable and respectful of potential impacts on neighbours.

These functions, in coordination with the level of service provided by local Fire and Emergency Services, also affect land values and insurance rates within the community.

**Objective 3C** Ensure all buildings within the municipality meet the minimum health and safety standards set by the BC Building Code to ensure they are safe for their intended use.

**Objective 3D** Ensure the use of land and buildings within the municipality complies with provincial and municipal standards, in order to lower risks to the community, protect the environment and ensure the safety of first responders.

**Objective 3E** Ensure land uses and business activities protect the environment, respect neighbours and foster a positive welcoming impression among residents and visitors.

**Policy 3.10** Implement a system of appropriate regular fire inspections tailored to building uses, community capacity and level of risk.

**Policy 3.11** Provide a thorough and efficient system of building permitting and inspections.

**Policy 3.12** Provide an efficient and equitable system of business licensing, and explore opportunities to promote licensed businesses through a local business registry.

**Policy 3.13** Foster increased awareness and local knowledge of building and fire safety codes, standards and bylaws through such means as providing permit checklists, application guides and educational opportunities.

**Policy 3.14** Develop a municipal bylaw enforcement policy to clearly communicate expectations and priorities for the monitoring and enforcement of bylaws to ensure community health, safety, wellbeing and positive visitor experience.

**Policy 3.15** Regularly review municipal policies and bylaws with an aim to minimise regulation to only that which is necessary to achieve community objectives of maintaining health, safety, wellbeing, protection of the environment and reducing situations of conflict and nuisance.



**HEALTH AND WELLBEING**

Ucluelet residents are served locally by the Tofino General Hospital and the Ucluelet Medical Clinic.

More comprehensive, extended medical care is available in Port Alberni and Nanaimo. A range of massage, chiropractic, physiotherapy and other health-related services are also available in Ucluelet and Tofino.

Health and fitness classes are provided by local private providers and at the Ucluelet Community Centre – all supporting active lifestyles and community health.

**Objective 3F** Foster improved local health resources serving all citizens, including vulnerable populations.

**Objective 3G** Provide inclusive and equitable municipal services and recreation programs.

**Objective 3H** Pursue the five goals from the "pathways to wellbeing" by the Canada Parks and Recreation Association to foster:

- active living
- inclusion and access
- connecting people and nature
- supportive environments
- recreation capacity

**Objective 3I** provide the best in recreation, tourism and parks services to positively affect the overall health and well-being of the community.

**Objective 3J** Provide inclusive opportunities for quality recreational services, community events, conferences,

workshops, and gatherings through outstanding programs, facilities and customer service.

**Objective 3K** Work to make District programs, services and events more accessible, following the recommendations of the Age-Friendly Action Plan.

**Policy 3.16** Support efforts to retain and improve local medical facilities, specialist options and improve transportation options to out-of-town medical services.

**Policy 3.17** Support the expansion of convenient and affordable transportation options to access medical and other essential services for people of all ages and abilities.

**Policy 3.18** Design and improve public facilities and spaces to be inclusive. Make accessible design a priority for major facilities within the walkable core of town (i.e., between the community centre and the Village Square).

**Policy 3.19** Continuously look for opportunities to improve access to community buildings and programs.

**Policy 3.20** Look for opportunities to improve access to public washroom facilities in strategic locations.

**Policy 3.21** Improve the pedestrian environment with a priority emphasis on sidewalks, crosswalks, seating, lighting and visibility in the vicinity of the Village Square and UCC.

**Policy 3.22** Develop and maintain all-ages accessible facilities, trails and/or viewpoints in appropriate key locations within the parks and trails network.

**Policy 3.23** Explore avenues to better communicate opportunities for all members of the public to participate in civic events, programs, services and discussions.

**RECREATION**

The District operates the Ucluelet Community Centre (UCC) as the hub of recreation programs, civic engagement, cultural and special events. This gathering place has been developed with the goal of offering something of value to everyone in the community.

The Ucluelet Parks and Recreation Master Plan and Age Friendly Action Plan guide the continual re-evaluation of District facilities and programs, to provide program excellence and high participation by community members and visitors.

**Objective 3L** Continually evaluate and adjust to meet the needs of the community through recreation programs, Arts and Culture initiatives and event support.

**Objective 3M** Continue to invest in and present the District's diverse arts and heritage mosaic.

**Objective 3N** Continue to evaluate trends in facility use, community needs and resources necessary to serve the interests of a diverse population.

**Objective 3O** Deliver and support excellent services in partnership with aligned organizations, including the School District, non-profit organizations and the private sector.

**Objective 3P** Ensure that recreation programs, cultural activities and special events remain relevant and responsive to the needs and interest of Ucluelet area residents.

**Policy 3.24** Continue to undertake a comprehensive assessment of recreation and cultural programs and special events.

**Policy 3.25** Support and celebrate the strong local spirit of volunteerism by fostering connections to volunteer opportunities, and by celebrating and recognizing volunteer contributions.

**Policy 3.26** Review the grant-in-aid policy to provide an appropriate level of support to organizations providing services to the community.

**Policy 3.27** Continue to use the UCC as the inclusive focal point for delivering universal programs for people of all ages and abilities.

**Policy 3.28** Provide space and support for programs provided by other community agencies including:

- West Coast Community Resources Society
- Ucluelet Children's Daycare Centre
- Vancouver Island Regional Library



#### FOOD SECURITY

**Objective 3Q** Residents have access to healthy food and opportunities to grow, harvest and buy local food.

**Policy 3.29** Encourage and support opportunities for direct seafood sales at appropriate facilities in the Harbour.

**Policy 3.30** Support community gardens on appropriate public lands.

**Policy 3.31** Encourage opportunities for food production and gathering on appropriate lands in the Barkley Community Forest.

**Policy 3.32** Support appropriate wildlife-smart organic waste composting.

**Policy 3.33** Support the implementation of the Coastal Addendum to the Alberni Agriculture Plan.

**Policy 3.34** Identify, build and maintain food storage and processing facilities which can serve to provide duplicate capacity in case of community emergencies (e.g., food bank, UCC kitchen, schools, etc.).

**Policy 3.35** Explore the feasibility of a combined fieldhouse, emergency muster station and foodbank at Tugwell Field.

**Policy 3.36** Explore opportunities for teaching food growing, preparation and preserving within educational and recreation programs, including after-school kids' programs.

## HERITAGE AND CULTURE

### Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuuluʔiʔath (Ucluelet First Nation). Many ancient sites and artefacts are scattered throughout the District.

There is a legal and moral obligation to conserve these sites and materials. Archaeological sites are managed under the provincial *Heritage Conservation Act*. This Act provides for the protection and conservation of British Columbia’s archaeological resources. Under the legislation, archaeological sites are protected whether their location is documented or not.

Cultural heritage resources are different than archaeological sites, and are also of significant value. These sites will often lack the physical evidence of human-made artefacts or structures, but will retain cultural significance to one or more living groups of people.

Examples include such things as ritual bathing pools and resource gathering sites. Effective implementation will require a positive working relationship between the Yuuluʔiʔath and the District.

The Yuuluʔiʔath Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 3); this includes the marine foreshore and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.

Known affectionately by locals as “Ukee,” Ucluelet’s rich history is commemorated today in place names, local events and built environments. A number of sites are recognised as having heritage value, including:

- St. Aidan on the Hill church site at Main Street and Peninsula Road
- Plank roads and boardwalks that once connected parts of the community (and recalled in signage installed by the Ucluelet and Area Historical Society along portions of the Wild Pacific Trail)
- Japanese community post-war settlement at Spring Cove and other locations
- Seaplane Base Road and Recreation Hall area
- George Fraser property, gardens and farm south of Peninsula Road
- Imperial Lane and the Whiskey Dock

Ucluelet boasts a vibrant artistic community, being home to many artists and cultural events. In addition to showcasing the area’s culture, history and natural wonders, these events provide important social gatherings for residents and draw large numbers of visitors.

Heritage and culture together form a strong part of Ucluelet’s identity and also generate tourism and other economic development opportunities.

**Objective 3R** To preserve archaeological, historical and cultural features.

**Objective 3S** To identify areas of the Ucluth Peninsula with major potential for archaeological and cultural sites.

**Objective 3T** To celebrate the local culture of the Ucluelet community.

**Policy 3.37** Develop, in partnership with the Yuuluʔiʔath Government, a protocol for referral and input on development proposals within the areas of high archaeological and cultural potential identified on Map 4.

**Policy 3.38** Develop, in partnership with the Yuuluʔiʔath Government, a joint Heritage Alteration Permit and protocol / servicing agreement for archaeological and cultural guidance on municipal works and operations within the areas of high archaeological and cultural potential identified on Map 4.

**Policy 3.39** Work with the Yuuluʔiʔath First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites, features and place names.

**Policy 3.40** Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.

**Policy 3.41** Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, the owner will be notified of their responsibility for complying with the requirements of the provincial Heritage Conservation Branch.

**Policy 3.42** Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

**Policy 3.43** Seek First Nations' input on District heritage and cultural matters and events.

**Policy 3.44** Invite input from the Yuuluʔiʔath on the use of traditional names in areas of significance to the indigenous community, and to find opportunities to highlight the Nuu-chah-nulth language where appropriate.

**Policy 3.45** Roughly half of the existing street names in Ucluelet are nouns; invite input from the Yuuluʔiʔath on Nuu-chah-nulth translations of these names, and explore opportunities for a bilingual street sign program.

**Policy 3.46** Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.

**Policy 3.47** Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

**Policy 3.48** Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

**Policy 3.49** Support heritage preservation and stewardship of District-owned heritage resources.

**Policy 3.50** Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

**Policy 3.51** Identify and connect places of historical significance as part of the future Ucluelet walking tour;

**Policy 3.52** Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.



**Policy 3.53** Surfing is good.



**Policy 3.54** Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to “draw your community”.

## Land Use, Housing and Managed Growth

### LAND USE CATEGORIES

To put the guiding principles of this OCP into effect, the long-range land use for all areas of the municipality have been designated as shown on Schedule A, “Long-Range Land Use Plan”. Descriptions of each land use designation are summarised below. Note that current land uses and zoning may differ from the long-range designation for any given property. Over time, as properties redevelop the zoning and use of the land should align with the designated uses noted in this plan.

Also note the District may consider requests to down-zone properties to recognize existing non-conforming land uses (brought about by past blanket rezonings), without triggering an amendment of this OCP even if the existing / interim use does not match the long-range uses anticipated on Schedule A.

### Commercial

#### Village Square Commercial

This designation applies to the village square and includes a broad range of mixed uses.

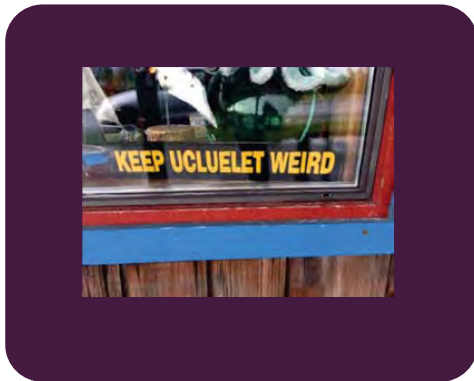
These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and

multi-family residential (e.g. apartments and residential units above retail stores).

Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged

**Service Commercial**

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as motels, restaurants, personal and retail services, service stations and automobile repair.



**Tourist Commercial**

This designation includes visitor accommodation (e.g. hotels, motels, hostels, guesthouses), marinas and other supporting uses such as kayak and bike rentals.

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including

employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

**Neighbourhood Commercial**

This designation applies to individual lots or small commercial nodes providing small-scale commercial services compatible with surrounding land uses and primarily serving lands within convenient walking distance.

**Parks and Open Space**

This land use designation applies to the District's parks, playgrounds, trail network and green spaces. This includes nature parks, community parks, neighbourhood parks, trails and greenbelts. Lands with this designation may also include a variety of public institutional uses such as the Coast Guard facilities at Amphitrite Point, water towers, the Ucluelet Community Centre, etc., which are compatible with the surrounding public park context.

Note that the Schedule 'A Longe-Range Land Use Plan may indicate Parks and Open Space designation across areas of private land; these generally indicate areas with high habitat values, flood potential and/or potential for pathway connections. This may indicate where there are existing rights-of-way, or where desired open space areas should be considered and could be determined in detail at the time of future development approvals.

**Single-Family Residential**

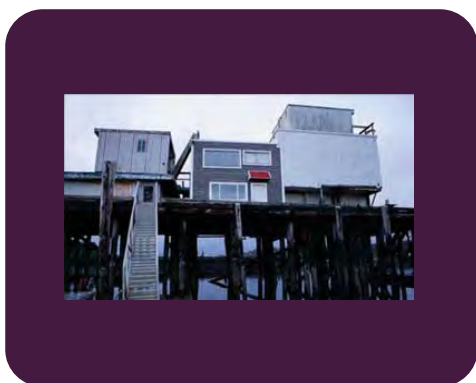
This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

Some small-scale multi-family land uses exist within single-family neighbourhoods. Further small-scale development of multi-family uses - which demonstrate how they fit within the neighbourhood context specific to their location - may also be approved within these areas without amendment of this OCP

**Multi-Family Residential**

This designation includes multi-family residential housing of medium to high-density. This includes row houses, cluster housing, townhouses and apartment buildings.

This designation may also include small-lot single-family subdivision or cluster developments which achieve similar densities.



**Industrial**

**Light Industrial**

This designation provides for a variety of light and medium industrial uses, such as food processing and wood-based manufacturing industries, including service commercial and light industrial uses. This designation applies to lands along Forbes Road.

**Marine Industrial**

This designation applies to the upland side of commercial marine properties and provides for a variety of water-dependent and supportive light and medium industrial uses, such as fish processing and unloading, ice plants, marine repair and manufacturing industries, marine fuel services and other marine light industrial uses.

This designation generally applies to lands with existing marine infrastructure fronting the harbour.

**Public Institutional**

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions. This category also includes lands supporting public utilities such as electrical and data transmission networks.

**Water Areas**

**Water Lots**

This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A.

Uses are subject to future review but may include docks, moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

**Small Craft Harbour**

These foreshore leases are held by the Department of Fisheries and Oceans and are managed by the District. A range of activities are permitted, including private boat moorage and other recreational pursuits, commercial fishing and guiding enterprises.

**Marine Conservation**

This designation applies to marine areas intended for conservation and transient recreational uses only; expansion of foreshore tenures and long-term vessel moorage are not supported within the Marine Conservation areas.

Village Square and Commercial Core

Village Square

The Ucluelet Village Square area is the heart of the community and Ucluelet’s main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk (500 metre radius) of Main Street and Peninsula Road.

The Village Square area is oriented toward the waterfront acknowledging the critical role the harbour continues to play in the community’s identity and prosperity. Access and views to the water are a community priority.

As the main commercial and mixed-use area of Ucluelet, the Village Square area is a welcoming place for community members and visitors alike.

Other designations also located within the core area of Ucluelet include Institutional, Multi-Family Residential, Residential and Parks and Open Space.

The Village Square designation contains the broadest range of services and land uses in the District. This includes retail, professional offices, health care, administrative, financial, tourist accommodation and supporting uses, cultural and community services and residential.

Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

Service commercial uses (e.g. gas stations and other similar uses oriented toward the automobile) are located outside of the Village Square in order to maintain its strong pedestrian focus.

The Village Square provides for multi-family residential options in and around the core. This housing is located in mixed-use buildings and expands the community’s affordable housing choices.

The Village Square has the community’s highest densities and building forms, yet is designed to respect views and existing character. It is appealing and safe for pedestrians of all ages.

The architectural style and urban design of the Village Square reflects Ucluelet’s unique history and coastal context. High quality urban design enhances the public realm and the pedestrian environment. Village Square uses are designed to transition sensitively to adjoining areas.



Village Square Policies:

**Policy 3.55** The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square. This area is also designated as the Village Square Development Permit Area for form and character (see Schedule 'F' for form and character DP mapping and Section 6 [Implementation](#) for details of the DP designation, applicability and guidelines.)

**Policy 3.56** New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

**Policy 3.57** Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

**Policy 3.58** The District of Ucluelet continues to recognise the importance of the harbour to the District's economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

**Policy 3.59** Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

**Policy 3.60** Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

access in a way that gives priority to pedestrian and cyclist comfort and safety.

**Policy 3.61** Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

**Policy 3.62** The District encourages Canada Post to maintain the community post office within the Village Square area.

**Policy 3.63** Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

**Policy 3.64** Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

Main Street Dock may be framed by buildings and contain uses that fit within the mixed-use vision of the Village Square (e.g. cultural, recreation, commercial) and provide interest and variety to the area.

**Policy 3.65** Enhance and improve public access to the water by encouraging access or viewpoints within all new developments that are adjacent to the water, including those adjacent to water lots.

**Policy 3.66** Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

- enhance existing parks including Municipal Hall Park (e.g. reducing pavement) and Waterfront Park

- retain outdoor open space along Peninsula Road (e.g. existing patio northeast of the intersection of Main Street and Peninsula Road) in order to provide overlook and views to the Harbour
  - explore creation or acquisition of new public open space opportunities where feasible (e.g. including the informal green space along Cedar Road on the existing fish plant site)
  - require and formalise mid-block pedestrian connections in large block areas (e.g. north side of Peninsula Road, between Bay and Main Streets)
  - develop a walking tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town, to create a continuous pedestrian link with the Safe Harbour Trail (see Schedule 'C')
  - encourage the provision of cycling end-of trip facilities, such as bike parking
  - explore options for a connection between Lyche and Cedar Roads. This connection is desirable, and the location can be flexible to accommodate existing uses and future redevelopment of the parcel.
- pedestrian walkway on Helen Road: Main to Matterson
  - pedestrian walkway on north side of Peninsula Road: Main to Bay
  - pedestrian walkway on Cedar Road: Main to Bay

**Policy 3.67** Support the operating fish plant and associated industry; consider opportunities such as guided tours through the fish plants, a museum to showcase the industry and sports fishing opportunities;

**Policy 3.68** Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

- stair / ramp at corner of Main Street and Helen Road
- pedestrian walkway on Fraser Lane
- reconstruct municipal hall parking entrance and tot lot

### Commercial

Ucluelet's business community provides a range of commercial facilities and services for the convenience of residents and visitors.

Commercial uses strengthen the municipal tax base, provide employment opportunities and accommodate the twin pillars of Ucluelet's economy; fishing and tourism.

Commercial land uses are also recognised for their contribution to a complete community through the provision of services and shopping close to home.

The broadest mix of commercial uses (including offices and retail stores) is permitted in the Village Square. As the community's main gathering place and with the highest residential densities, the Village Square is the main working and shopping destination in Ucluelet.

Commercial uses are also permitted in other parts of the community. Automobile-oriented uses (e.g. service stations and building supply establishments) are permitted primarily along Peninsula Road in the Service Commercial designation.

Commercial uses oriented toward tourist accommodation are located in Tourist Commercial designations. This hierarchy of commercial designations supports a compact and vibrant Village Square, while accommodating other needed services in the community.

### General Commercial Policies:

**Policy 3.69** Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents' and visitors' service and shopping needs.

**Policy 3.70** Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

**Policy 3.71** Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

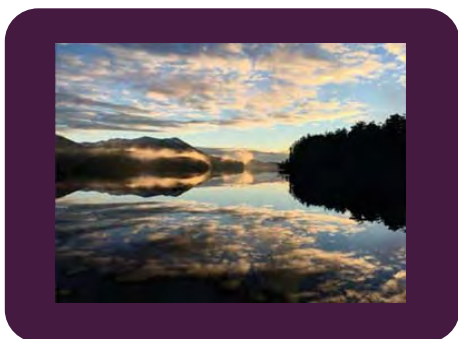
**Policy 3.72** Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the Village Square and residential units above service commercial uses (CS-2 zone).

**Policy 3.73** Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.



**Policy 3.74** Support climate action strategies by:

- locating commercial uses within proximity of Peninsula Road, the District’s primary corridor for development. This will promote the early introduction of local transit-service and higher transit frequencies than is possible with lower density development
- situating commercial areas within walking distance of potential future transit routes
- supporting home-based businesses that have minimal impact on neighbouring land uses
- encouraging environment-friendly commercial development, building energy and efficiency upgrades
- encouraging development in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer sun and rain but allow winter sunlight in, and providing landscaping that shades in summer and allows sunlight in during the winter



**Service Commercial**

Lands designated for Service Commercial uses are generally located along both sides of Peninsula Road between Forbes Road and Bay Street.

**Service Commercial Policies:**

**Policy 3.75** Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

**Policy 3.76** Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

**Policy 3.77** Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

**Policy 3.78** Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

**Policy 3.79** Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.

### Tourist Commercial

Ucluelet's appeal as a tourist destination for all ages is based largely on the wide range of recreation opportunities available in the community. These include hiking the Wild Pacific Trail, sea kayaking, boating, fishing, surfing and cycling.

The town serves as a gateway to Pacific Rim National Park Reserve, Clayoquot Sound, Barkley Sound and the Broken Group Islands. Visitors are able to enjoy Ucluelet's small town charm, working harbour, parks, trails and other recreational and cultural amenities.

The Tourist Commercial designation focuses primarily on providing for visitors' accommodation, together with marinas and other supporting uses, creating areas distinct from residential neighbourhoods.

#### Tourist Commercial Policies:

**Policy 3.80** Concentrate large scale tourist commercial developments within the following general areas:

- Reef Point Area
- Inner Boat Basin
- Former Forest Reserve Lands

**Policy 3.81** Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).

**Policy 3.82** Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact

and complete Village Square. Limited restaurant uses are appropriate in the Inner Boat Basin area. Visitors are encouraged to access offices and retail uses in the Village Square. Transportation options to the Village Square will include pedestrian and cycling infrastructure.

**Policy 3.83** Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:

- the provision of public access to the waterfront
- a continuous waterfront walkway connecting the Inner Boat Basin to the Village Square
- high quality architectural design reflecting the fishing village heritage of Ucluelet
- the identification, protection and enhancement of view corridors
- the inclusion of natural landscaping

**Policy 3.84** Encourage development forms that maximise tree retention for undeveloped sites.

### Industrial

Ucluelet has developed as a working community, supported by a strong fishing industry. Fishing and other industrial activities needing access to the waterfront continue to be important directions for the future. While forestry perhaps played a more prominent role in the past, its contribution to the local economy is ongoing and anticipated to grow with the potential for wood-based value-added enterprises.

Industrial land use, both water and land-based, provide a solid foundation for the community's economic livelihood. Industrial land use enhances the economic viability of Ucluelet through the diversification of the local economy and the provision of employment opportunities. Industrial land provides space for the supply, storage, distribution and repair functions which support other "front line" enterprises.

Local industrial land can also support the District's policies and actions to reduce greenhouse gas (GHG) emissions and respond to climate change. This is achieved through the promotion of innovative and clean industrial uses that are appropriately located and designed to maximise energy efficiency. Securing an adequate supply of local industrial land also reduces travel to access service and supply industries.

The Industrial Designation encompasses two main areas – lands at Seaplane Base Road and lands along Forbes Road. These two areas are expected to meet the industrial land needs of the District for the medium to long term. Uses within the industrial designation are designed to provide a neighbourly transition to adjoining non-industrial areas.



**Industrial Policies:**

**Policy 3.85** Support the protection of the District’s industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

**Policy 3.86** Encourage industrial uses that will achieve higher employment and land use densities.

**Policy 3.87** Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

**Policy 3.88** Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

**Policy 3.89** Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

**Policy 3.90** Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.

Given the site’s unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.

**Policy 3.91** Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the

CD-1 (“Eco-Industrial Park”) Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. Explore the inclusion of live/work light industrial uses within this area.

**Policy 3.92** Continue to recognise the importance of the harbour to the Ucluelet’s economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

**Policy 3.93** Support the creation of more detailed plan for Ucluelet’s Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

**Policy 3.94** Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

**Policy 3.95** Support the fish plant and supporting industry located within the Village Square designation.

**Policy 3.96** Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

**Policy 3.97** Support the expansion of the District’s industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

**Policy 3.98** Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

**Policy 3.99** Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

**Policy 3.100** Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

**Policy 3.101** Encourage the provision of cycling end-of trip facilities, such as bike parking, in industrial areas.

**Policy 3.102** Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

**Policy 3.103** Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

**Policy 3.104** Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses. Explore

the designation of properties fronting Forbes Road as a development permit area to improve the streetscape over time.

**Policy 3.105** Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

**Policy 3.106** Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

**Policy 3.107** Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

**Policy 3.108** There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

### Institutional

Community and institutional uses in Ucluelet include schools, libraries, recreation areas, health facilities, policing and emergency services, municipal buildings, public utilities and religious institutions.

These places meet many needs: educational, health, spiritual, and safety. They contribute to the wellbeing of the community and to a sense of permanence and stability.

The heart of Ucluelet's civic life is located within the Village Square. This area contains the District Hall and Waterfront Park, George Fraser Memorial Park and the Main Street Dock.

A second cluster of institutional uses is located approximately 1.5 kilometres away along Matterson Drive. This cluster includes Ucluelet Elementary and Senior Secondary Schools, the BMX Bike Track and school playgrounds, the Ucluelet Community Centre, including a branch of the Vancouver Island Regional Library and the adjoining skateboard park and basketball court.

The District recognises that providing cultural and recreation facilities within close proximity to each other is essential to creating a complete community and cultivating a dynamic relationship between the different facilities.

Connections between the two institutional nodes are facilitated by transportation and infrastructure improvements along Main Street, Peninsula Road and Matterson Drive. Walking and cycling between the two areas is encouraged.

Other institutional uses with the community include:

- Recreation Hall on Seaplane Base Road
- Sewage treatment facility on Hyphocus Island
- Forest Glen Seniors Housing (St. Jacques Boulevard)
- Ucluelet Volunteer Fire Brigade;
- Food Bank on the Edge
- Canada Post community post office
- Army Navy & Air Force Club (Peninsula Road)
- RCMP detachment
- Telus and Hydro facilities
- Water and waste water facilities (reservoirs, pump stations)
- School District 70 (Pacific Rim) facilities

At the time of writing, the Ucluelet Elementary School is receiving significant seismic upgrades and renovations - including new day care facilities - and a new Ucluelet Secondary School is under construction. The school is designed to accommodate future expansion if necessary. These new and upgraded facilities will serve the needs of the west coast for the foreseeable future.



### Institutional Policies

**Policy 3.109** Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events.

Improvements may include signage, planting of trees, provision of street furniture, adding pedestrian and building lighting, public art, and other aesthetic and functional items that make the Village Square more desirable to pedestrians.

**Policy 3.110** Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

**Policy 3.111** Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

**Policy 3.112** Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach).

**Policy 3.113** Recognise and support the role of schools as neighbourhood focal points and social centres.

**Policy 3.114** Encourage Canada Post to maintain a location for the community post office within the Village Square area.

**Policy 3.115** a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

Land Use Plan. Create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their future conversion to a possible variety of community care, shelter, supportive and/or affordable housing uses.

## Marine

### Small Craft Harbour/ Marine

The jurisdictional boundary for the District of Ucluelet extends approximately 200 metres (ten surveyor's chains, or 660 feet) into the Pacific Ocean surrounding the Ucluth peninsula, as shown on Schedule A. It is the intent of the District to regulate uses contained within the water areas to the full extent of its jurisdiction.

The Harbour (Ucluelet Inlet) has historically and continues to play an important role in the life and well being of residents in the District.

Currently a range of activities occur, such as fishing (commercial and sport), private boat moorage, guides and outfitters and other recreational pursuits, including launching points for excursions on the water along the West Coast, particularly the Broken Group of Islands.

A number of leases of provincial Crown foreshore have been created over the years. To date, the development of these water lots has not been regulated by the municipality through tools such as Development Permit designations.

The calm waters in this natural inlet have provided refuge for mariners for a long period of time.

The harbour has potential to maintain and promote what makes Ucluelet a great place – a place that services the fishing and sport fishing industries, the tourist industry, inspires artists and photographers and supports daily recreational enjoyment by many within the community.

The harbour is an asset worth protecting for the future economic prosperity and livability in the District.





The water areas of Ucluelet are generally designated as either:

- Small Craft Harbour (three public water lots)
- Water Lot (primarily privately-held foreshore leases)
- Marine Conservation (remaining water areas not in registered water lots)

In addition to these three designations, several water lots are designated in conjunction with the adjacent land-based designation (e.g. Village Square or Residential).

Each registered water lot is inextricably linked to various adjacent land uses; hence the relationship between land and water requires careful consideration, which could include parking needs, water and sewer servicing and visual impacts.

Following the guiding principles of this OCP, the District has designated environmentally sensitive areas and shoreline habitat as environmental Development Permit areas. See Schedule E for DP area mapping and Part 6 [Implementation](#) for DP guidelines.

**General Policies:**

**Policy 3.116** Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

**Policy 3.117** Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

- Commercial aquaculture
- Boat, vessel or aircraft storage
- Landfills

**Policy 3.118** Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas: see Development Permit Area - Schedule E.

**Policy 3.119** Support marine ecology and marine education facilities within the Harbour.

**Policy 3.120** Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks.

**Policy 3.121** Support transient boat moorage provided adequate sanitation facilities are located nearby.

**Policy 3.122** Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water.

**Policy 3.123** Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations.

**Policy 3.124** Explore new means of generating revenue to fund Harbour infrastructure.

### Small Craft Harbours

The Small Craft Harbour is owned by the Department of Fisheries and Oceans, and it is managed by the District. The Small Craft Harbour manages three water lots. These are:

- Lot 2084, known as the inner harbour
- Lot 1977, known as the outer harbour
- Lot 1877, known as 52 steps

#### Small Craft Harbour Policies:

**Policy 3.125** Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

**Policy 3.126** Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

**Policy 3.127** Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

#### Water Lot Policies:

**Policy 3.128** A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

- docks and moorage of fishing vessels
- loading and unloading of marine vessels
- fish processing and support industry
- tourist and recreation facilities, including marinas and boat launches
- float homes
- live-aboards and houseboats

- pier residential housing
- environmental protection
- passive recreation and opportunities to view and experience the harbour from key locations on land
- utilities
- log storage

**Policy 3.129** The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, specialty catch off-loading, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.



Generally vessel off-loading and other heavy industrial uses are not encouraged at Main Street Dock. Other existing public and private wharfs within the harbour may be more suitable for such activities.



### Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as "Marine Conservation".

#### Marine Conservation Policies:

**Policy 3.130** Invite regional partners to participate in developing a comprehensive "Healthy Inlet / Safe Harbour" management plan for the Ucluelet Inlet, including:

- habitat sensitivity, protection and enhancement;
- co-ordinated approach to cleanup and avoiding future contamination (sewage, plastics, derelict vessels, etc.);
- coordinated policy for liveaboard moorage and sewage disposal;
- overview of type, amount and location of landing and moorage facilities.

## Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 300 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:

housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

### Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, surfing and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet's challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a local work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuulu?i?ath Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

**Policy 3.131 Short-term Housing Action Plan:**

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (completed 2019)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

- community care, shelter, supportive and/or affordable housing uses;
- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.



**Affordable Housing Policies:**

**Policy 3.132** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

**Policy 3.133** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.134** Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments.

**Policy 3.135** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.136** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.137** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.138** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.139** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.140** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.141** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.142** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.143** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

**Policy 3.144** The District does not support strata conversion of previously-occupied rental housing units.

**Policy 3.145** Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

**Policy 3.146** Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

Residential – Multi Family

Smaller units in higher density, multi family areas are an important component of the District’s affordable housing strategy.

Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.

Multi Family Residential Policies:

**Policy 3.147** Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

**Policy 3.148** Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

**Policy 3.149** Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

**Policy 3.150** Explore the use of coach houses and forms of low-to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

**Policy 3.151** Encourage the provision of underground or concealed parking and affordable housing units.

Residential – Single Family

The majority of housing in the District of Ucluelet is made up of detached single-family homes.

Single Family Residential Policies

**Policy 3.152** Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

**Policy 3.153** Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

**Policy 3.154** Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

**Policy 3.155** Designate Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of the island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development. Some light industrial uses may be introduced as a compatible transition between the sewage lagoons and residential areas.

**Policy 3.156** Encourage residential development adjacent to Spring Cove (e.g. former BC Packers site) in ways that maximise preservation of environmental and cultural values, fit with the natural setting and extend public access through the Safe Harbour Trail along the shoreline.



Residential – General  
General Housing Policies

**Policy 3.157** Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

**Policy 3.158** Explore density bonuses for incorporating energy efficiency in existing and new buildings.

**Policy 3.159** Cluster residential units to preserve natural areas where possible.

**Policy 3.160** Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



### Future Comprehensive Planning Areas

Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

### Former Forest Reserve Lands

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this area is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining these values. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities restricted to servicing the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan but a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

**Policy 3.161** Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

**Policy 3.162** Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

**Policy 3.163** A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

**Policy 3.164** The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

**Policy 3.165** Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, ecological landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

**Policy 3.166** The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

**Policy 3.167** Gates, guard houses, and other means of restricting public access are not permitted.



**Policy 3.168** Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

#### General Future Comprehensive Planning Area Policies

**Policy 3.169** Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

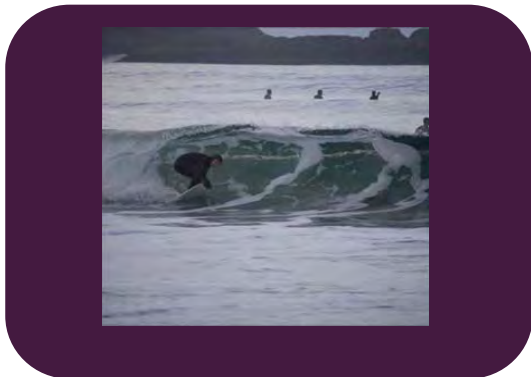
**Policy 3.170** The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

**Policy 3.171** The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community with potential for guest accommodation, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

**Policy 3.172** All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

**Policy 3.173** Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.



**Policy 3.174** Hyphocus Island is currently zoned as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);

**Policy 3.175** Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

The Island is zoned as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Potential acquisition for designation as park land is also supported.

**Policy 3.176** The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.177** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.178** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

# Part Four: Systems

## Servicing and Infrastructure

The District maintains a network of municipal roads, sidewalks, water treatment and distribution, storm drainage, sewer collection and treatment infrastructure. These are monitored and maintained to meet a series of federal and provincial standards. The District plans, develops and maintains these municipal infrastructure systems to enhance the community's health, safety and overall quality of life, and to protect the local environment.

**Objective 4A** To protect community health and the environment by developing and maintaining efficient and highly-functioning water and sewer systems.

**Objective 4B** To ensure an orderly pattern of utility services and avoid premature or unnecessary public expenditures on municipal infrastructure.

**Objective 4C** To use water resources efficiently to ensure a safe and reliable supply over the long term.

**Objective 4D** To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.

**Objective 4E** To reduce the use of fossil fuels and other resources in municipal operations through improved efficiency and conservation.

**Objective 4F** To adopt an environmentally sound, integrated stormwater management strategy.

**Objective 4G** To ensure that the costs of upgraded services are borne primarily by those who benefit.

**Objective 4H** To ensure that new development contributes toward the costs of infrastructure improvements.

### Water Supply

The District of Ucluelet has two domestic water sources. The Lost Shoe Creek Aquifer supply currently consists of four wells which produce approximately 9,450 m<sup>3</sup>/day (at 90% capacity). Drier summer weather patterns potentially limit this supply, as the aquifer is drawn down to the level of the deepest well. Active water licenses also allow the District to draw up to 3,239 m<sup>3</sup>/day from Mercantile Creek; of this approximately 500 m<sup>3</sup>/day is allocated to the Ucluelet First Nations. Additional surface water cannot be taken from this source, to protect the Mercantile Creek fish habitat resource.

In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current system capacity. The second approach would develop a new water supply from Kennedy Lake, identified as a source of sufficient volume to sustain the entire region. The feasibility, costs and treatment options have been analysed for the Kennedy Lake system. Ongoing discussions with regional partners will be key to determining the ultimate approach to providing a resilient, healthy source of domestic water to the community.

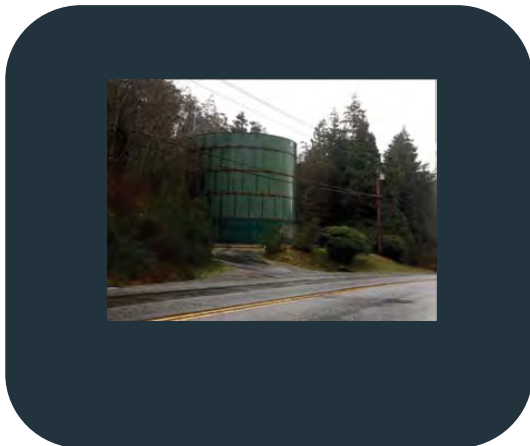
### Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway



(1,400 m<sup>3</sup> of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m<sup>3</sup> of storage) for a total capacity of 2,700 m<sup>3</sup>.

There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility. A new reservoir could be partially funded through the Development Cost Charge bylaw.



### Sanitary Sewer

The District's wastewater collection system consists of a network of gravity and forcemain sewers feeding into one of 15 municipal pump stations. All sewers are pumped through the Helen Road Pump Station before discharging to the District of Ucluelet's Wastewater Treatment facility located on Hyphocus Island.

The wastewater treatment facility is a 3-cell aerated lagoon. Each cell is lined with a high-density polyethylene membrane with a baffling curtain system which maximizes the retention time of the effluent water, allowing the system to provide a high degree of treatment. To expand lagoon capacity into the future, cell # 3 may be expanded and deepened, additional cells may be constructed if land is secured by the District, and a tertiary treatment plant may be constructed.

The District's lagoon system discharges into a marine outfall system. This outfall is located under Ucluelet Inlet to Alpha Passage near George Fraser Islands (1,480 metres in length) and accommodates the treated effluent from the District's lagoon. The outfall is sized to also handle untreated waste from up to three fish processing plants.

Pumping wastewater is expensive to maintain. However it is unavoidable, due to Ucluelet's topography. The District is pursuing strategies to reduce reliance on sewage pumping in the long term. This may include redirection and extension of specific collectors and forcemains. Additionally, the District should carefully evaluate the long-term financial operating costs before assuming responsibility for future infrastructure as a result of new development.

Heavier rainfall events in recent years have caused the maximum daily flows to exceed permit allowances approximately three to

four times a year. These extraordinary flows are attributable to high levels of inflow and infiltration (I & I), combined with more intense storm events. The District has an ongoing program to identify and address I&I incidents.

**Stormwater Management**

Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall (3,300 mm per year of precipitation). Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. The existing system in Ucluelet includes a mixture of pipes and open drainage ditches and swales. Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.

**Solid Waste and Recycling**

In 2007 the Alberni Clayoquot Regional District (ACRD) commissioned a Solid Waste Management Plan, which was endorsed by District Council. The plan's objectives are to:

**Objective 4I** Reduce the amount of waste requiring disposal.

**Objective 4J** Increase the level of recycling activity throughout the regional district.

**Objective 4K** Ensure that any residual waste is disposed of in a manner that protects the environment and social well-being.



In the West Coast Landfill catchment area, waste reduction targets are based on recycling rates, as the disposal rate may not be an accurate reflection of progress since it is highly affected by the annual success of the tourism industry. It is anticipated that the West Coast Landfill will be the central delivery area for recyclables collected on the west coast

Currently, there is no suitable local location to dispose of land-clearing debris and household organic waste. The District expects to continue to work with the Alberni Clayoquot Regional District on regional solutions to organic waste recycling.

The 2006 'Human-Bear Conflict Management Plan' guides consideration of development proposals and necessary actions

to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

**Servicing Policies**

**Policy 4.1** Require developers to pay for the full servicing costs associated with growth.

**Policy 4.2** Commission, and update as necessary, infrastructure master plans for municipal water, sewer, roads, building facilities, parks, and integrated stormwater systems.

**Policy 4.3** Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

**Policy 4.4** Maintain a 5-year capital works plan for the construction and upgrading of municipal utilities, based on the infrastructure master plans and long-range financial plan.

**Policy 4.5** Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

**Policy 4.6** Plan for water conservation as a necessary part of future development in order to reduce peak demand requirements and meet funding criteria from Provincial and Federal governments.

**Policy 4.7** Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

**Policy 4.8** Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

**Policy 4.9** Continue an active program to reduce inflow and infiltration into the sewage system.

**Policy 4.10** Continue an active program for detecting leaks and unauthorized water use.

**Policy 4.11** Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

**Policy 4.12** Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

**Policy 4.13** Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

**Policy 4.14** Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

**Policy 4.15** Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.

**Policy 4.16** Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

**Policy 4.17** Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

**Policy 4.18** Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

**Policy 4.19** Encourage community waste reduction and recycling.

**Policy 4.20** Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

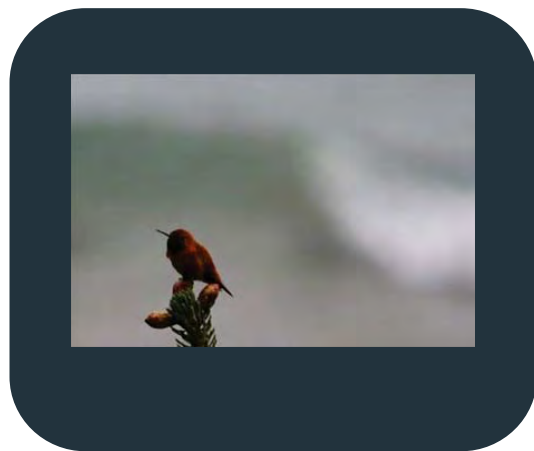
**Policy 4.21** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

**Policy 4.22** Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

**Policy 4.23** The number of District-owned and operated sewer pump stations should be minimised.

**Policy 4.24** Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

**Policy 4.25** Utilize energy-efficient street lighting to reduce energy use.



## Municipal Finance, Governance and Operations

A primary task of the municipal organization is to maintain the business functions which support the community's local government.

Taxation, utility billing, infrastructure financing, budgeting, contracting and seeking grants are all core functions of the District. Providing timely, accurate information and support enables good decision making by the elected Council.

Municipal staff are charged with ensuring the District functions meet legislated requirements and strive to adopt appropriate best practices to further Council's strategic directions for the community.

Clear communication with Ucluelet residents and other agencies on the ongoing operations, events and functions of the municipality ensures accountability and transparency in all of the District's practices.

**Objective 4L** To be a healthy, accountable, progressive organisation that is outstanding in the provision of service to the public.

**Objective 4M** Deliver excellent customer service.

**Objective 4N** Provide best value for money.

**Objective 4O** Provide right-sized government services and infrastructure which will be affordable to the community over the long term.

**Objective 4P** Strengthen relationships within the community and with neighbours.

**Objective 4Q** Provide streamlined services for residents, businesses and investors in the community.

**Policy 4.26** Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

**Policy 4.27** Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

**Policy 4.28** Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



The District recognises that information is another piece of key infrastructure for the community. Land, building, demographic and business data are important information sources which can support community functions, economic development and the work of other agencies.

**Policy 4.29** Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

**Policy 4.30** Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

**Policy 4.31** Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

### Economic Development

Ucluelet prides itself as being a working town. The economy has traditionally been based on the forest, fishing and mining industries up until the nineteen nineties.

Today Ucluelet and Tofino serve a trading population of roughly 4,000 in addition to an increasingly large number of tourists attracted by the area's pristine scenic beauty.

The District works with Tourism Ucluelet and the Chamber of Commerce to further promote the unique attributes of the town, while differentiating the visitor experience between the west coast communities of Tofino and Ucluelet.

Ucluelet continues to improve its image and appeal to visitors. This is achieved through promoting the community as a working harbour and drawing attention to the Wild Pacific Trail, the area's heritage and cultural values and access to the Broken Group Islands.

A new fiber-optic data network serving Ucluelet supports businesses and individuals who increasingly live locally but interact with a far-flung network of clients, customers and suppliers.

Strategic improvements to the public realm in the Village Square area is a priority for enhancing the safety, comfort and experience of both locals and visitors. These pathways and gathering places act as the backbone to the community and also support the further development of the Ucluelet economy.

The District of Ucluelet commissioned an Economic Development Strategy Update in 2017. The study identified strategic directions which are reflected in the following economic objectives.

It remains important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its traditional small-town character.

"As of the 2011 National Household Survey, the concentration of tourism-based jobs in the Ucluelet area was about 2.5 times the provincial average. These are a combination of jobs in accommodation services, food and beverage services, recreation, transportation, retail, and others.

This underlies the importance of tourism to the Ucluelet economy and is impressive considering that every community in the province has at least a small tourism industry.

But the real outlier in the Ucluelet economy is the fishing sector. Including fishing, aquaculture and fish processing, the concentration of employment in Ucluelet is 64 times the provincial average. Fishing jobs are naturally more concentrated because they are mostly limited to coastal communities, but this is still a remarkable result.

About 18% of all jobs with a fixed place of work in Ucluelet were in fishing, and this does not include all the various suppliers to the industry."<sup>1</sup>

**Objective 4R** Sustain a local economic development structure and tools.

**Objective 4S** Invest in Ucluelet's human potential.

**Objective 4T** Enhance physical infrastructure for economic development.

**Objective 4U** Support and build on the twin pillars of the Ucluelet economy – harbor-related industries and tourism.

**Objective 4V** Pursue targeted economic development opportunities.



The updated Economic Development Strategy identifies the following strategic policies which the District is pursuing:

**Policy 4.32** As part of an overall strategic review of the long-term demand for municipal resources, assess the level of staffing and/or financial commitment to economic development.

**Policy 4.33** Continue to support a business and employment retention and expansion (UBERE) program.

**Policy 4.34** Communicate Ucluelet's attributes and opportunities for economic development.

**Policy 4.35** Maintain a collaborative relationship on economic development projects with Yuulu?il?ath and 'tukwaa?ath First Nations.

**Policy 4.36** Continue to support the development of a range of housing options, including dedicated staff housing if the need arises.

**Policy 4.37** Continue working to improve the municipal water system.

**Policy 4.38** Continue to work with the Department of Fisheries and Oceans (DFO) and industry to maximise the effectiveness of the harbor for commercial fishing operations.

**Policy 4.39** Support the expansion and diversification of tourism amenities and attractions.

**Policy 4.40** Support ongoing community input into Economic Development.

**Policy 4.41** Continue to support new and expanded post-secondary education and/or advanced research institutions.

**Policy 4.42** Continue to support health service improvements in Ucluelet and the region.

**Policy 4.43** Continue to support programs and events that enhance Ucluelet's unique sense of place and high quality of life.

**Policy 4.44** Explore alternative uses of the Coast Guard lands.

**Policy 4.45** Ensure sufficient supply of industrial land is designated and, when appropriate, serviced for future use.



**Policy 4.46** Support continued improvement to regional transportation infrastructure.

**Policy 4.47** Support the continued operation and expansion of marine support services.

**Policy 4.48** Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

**Policy 4.49** Target technology and energy-related entrepreneurs.

**Policy 4.50** Support the expansion of forestry and wood products manufacturing.

**Policy 4.51** Explore marketing synergies among tourism providers in the west coast region.

**Policy 4.52** Support closer ties between local educational institutions and the business community.

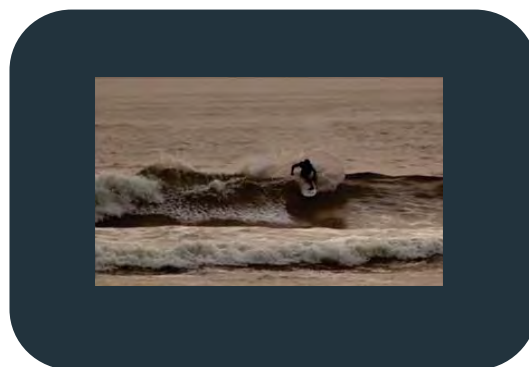
**Policy 4.53** Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

**Policy 4.54** Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

**Policy 4.55** A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

in economic development as well as a recreational amenity for residents.

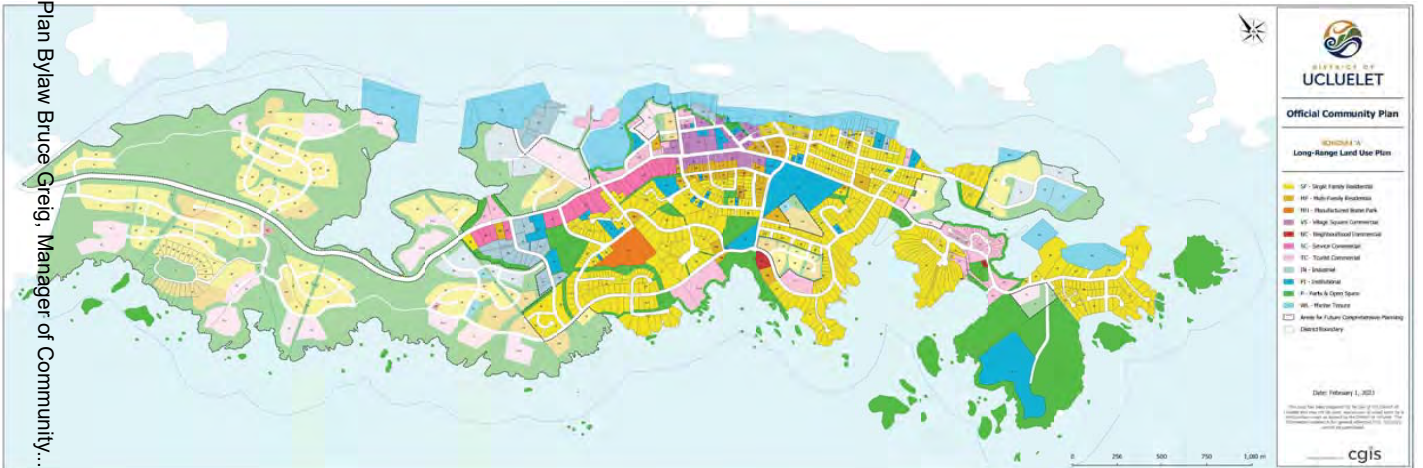
**Policy 4.56** Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.

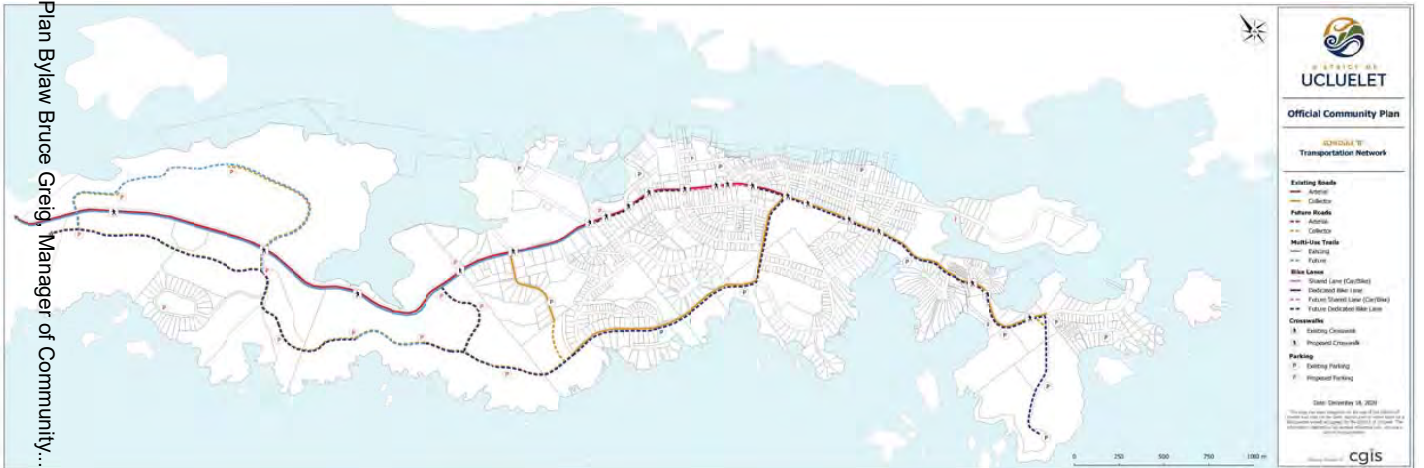


# Part Five: Schedules & Maps

- SCHEDULE A: LONG-RANGE LAND USE PLAN
- SCHEDULE B: TRANSPORTATION NETWORK
- SCHEDULE C: PARKS & TRAILS NETWORK
- SCHEDULE D: WATER & SEWER INFRASTRUCTURE
- SCHEDULE E: DEVELOPMENT PERMIT AREAS – ENVIRONMENTAL PROTECTION
- SCHEDULE F: DEVELOPMENT PERMIT AREAS – FORM & CHARACTER
- SCHEDULE G: DEVELOPMENT PERMIT AREAS – STEEP SLOPES

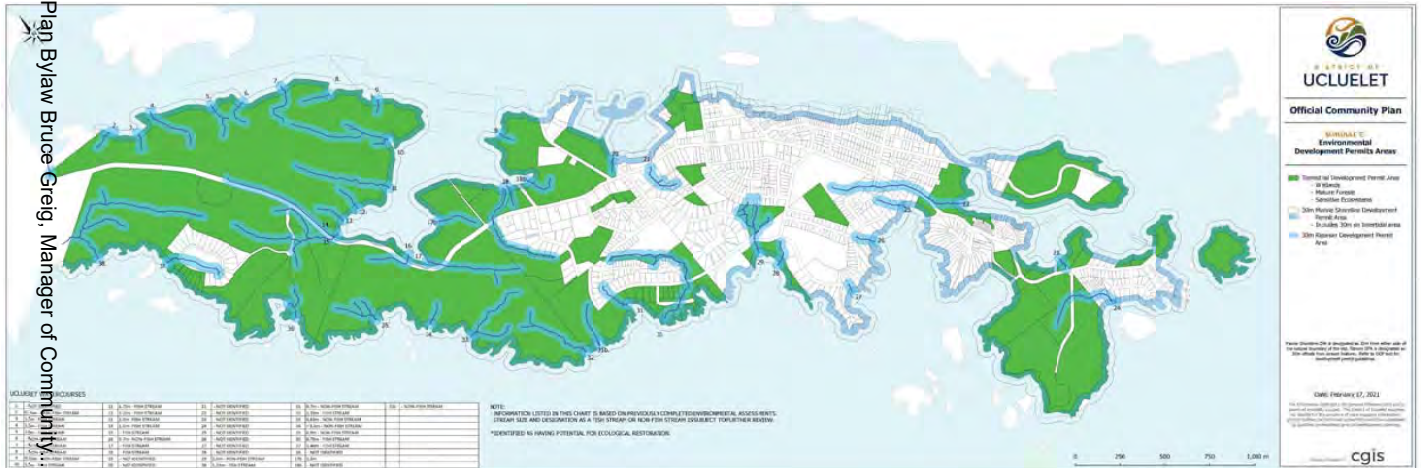
- MAP 1: REGIONAL CONTEXT
- MAP 2: REGIONAL INFRASTRUCTURE
- MAP 3: ARCHAEOLOGICAL POTENTIAL
- MAP 4: COASTAL STORM – FLOOD CONSTRUCTION LEVELS
- MAP 5: TSUNAMI FLOOD VULNERABILITY
- MAP 6: TSUNAMI FLOOD PLANNING
- MAP 7: CURRENT LAND USE
- MAP 8: ENVIRONMENTAL BASE INFORMATION



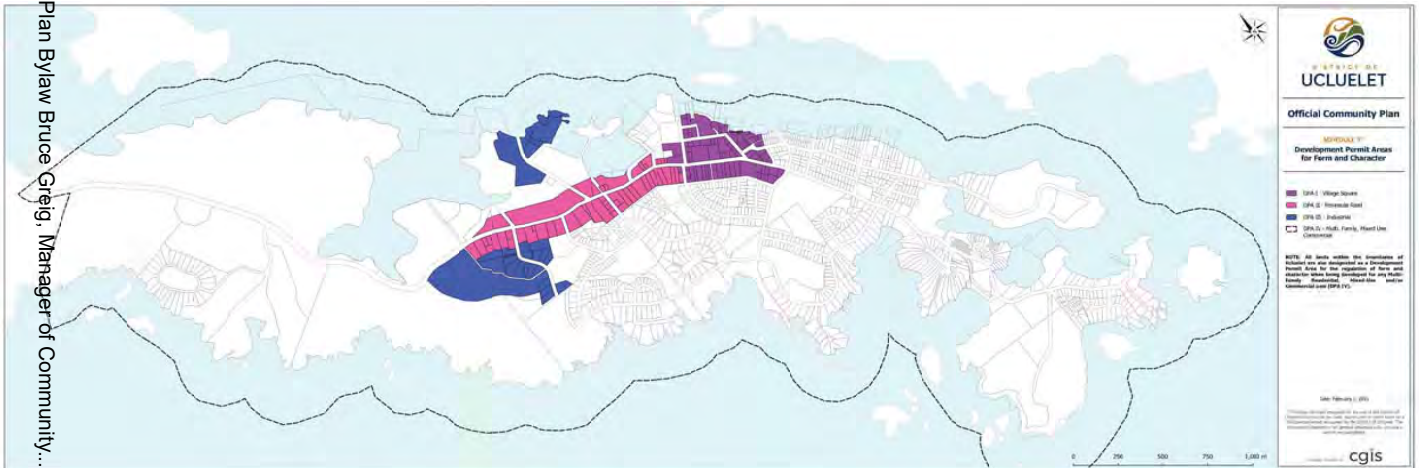






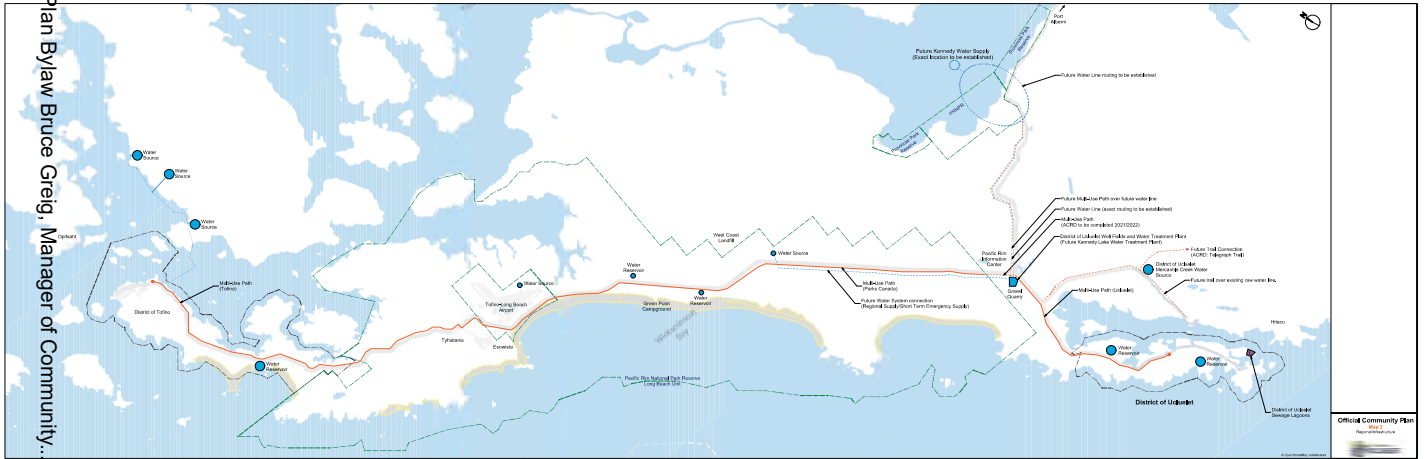












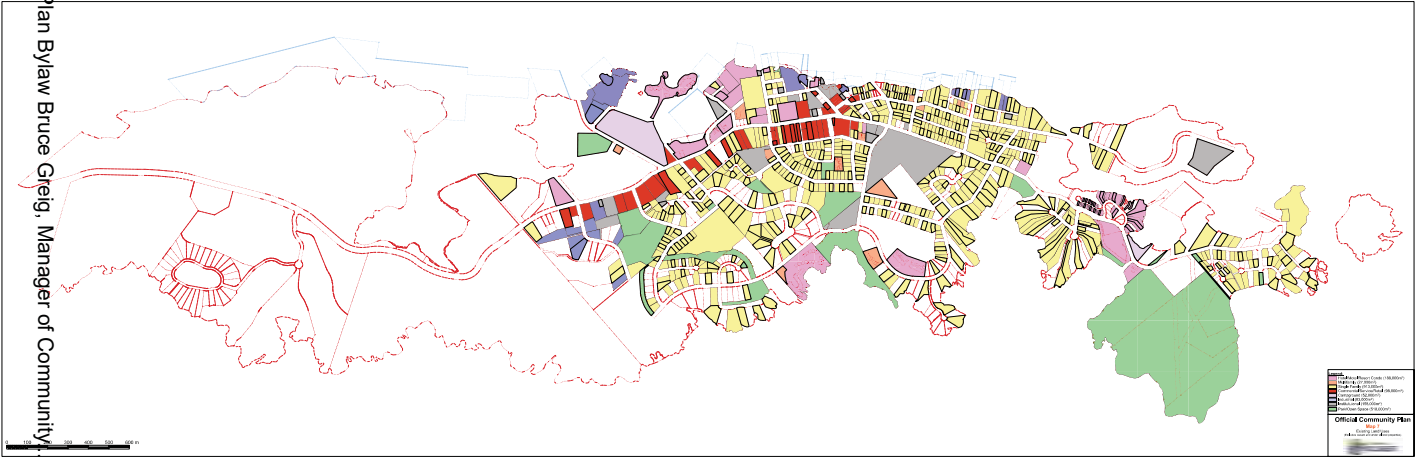


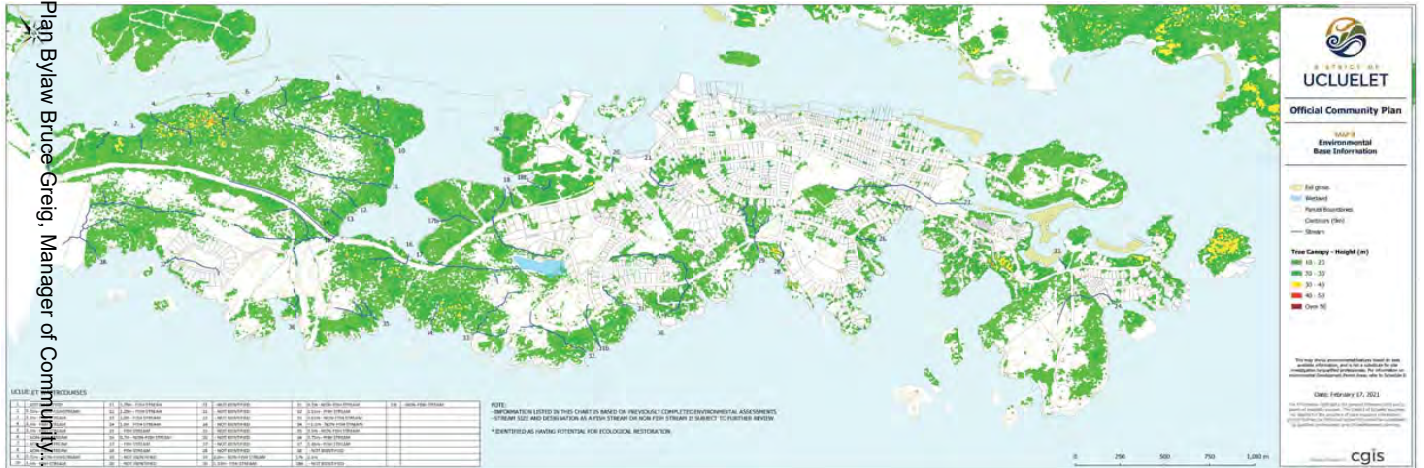












# Part Six: Implementation

## Implementation

As noted in Part 1, this OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

An Official Community Plan is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan.

The OCP sets out a road map for the community, to let everyone know where we're headed in the long term. The timing of individual actions and steps to implement any area of the OCP depend on future budget discussions, decisions and priorities of the community's elected Council.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true "2020" vision:

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- incorporating the results of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- consideration of a floodplain bylaw to clarify expectations for flood construction levels;

- completion of the sewer master plan;
- completion of an integrated stormwater management plan;
- implementing asset management program;
- development of a community monitoring and reporting process

It is anticipated that the further work noted above could result in specific amendments to this OCP (e.g., adoption of new and updated mapping). The OCP is a living document and such amendments should be seen as a healthy function for an engaged community. It is generally recommended that a community review and update its OCP every five to ten years.

## Monitoring

Implementation and monitoring are critical elements to realizing the goals of an Official Community Plan over the duration of the plan.

A regular monitoring process will also benefit future updates to the OCP.

**Objective 6A** Ensure the OCP is implemented in a timely manner consistent with the goals, objectives and policies identified herein.

**Objective 6B** Monitor the plan and identify any shortcomings or amendments required to address community-endorsed changes or needs.

**Policy 6.1** Develop a process for monitoring and reporting progress on the OCP which dovetails with the excellent work of the Clayoquot Biosphere Trust in producing their regular Vital Signs report.

### Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2019 Climate Action Plan.

The District will track and report on the 2030 greenhouse gas emissions reduction target of 40% by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.

## Relationship to Other Plans

The OCP builds on and references a number of other plans. More detailed background, discussion and analysis can be found in these plans. The primary recommendations from these inform the policy statements adopted in this OCP.

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)
- Clean Energy for the Safe Harbour – District of Ucluelet 100% Renewable Energy Plan (2019)
- Community Climate Change Adaptation Plan (2020)

In turn, the direction set by the OCP influences a number of bylaws enacted by Council. Adoption of a new or updated OCP is a good catalyst for reviewing and if necessary updating regulatory bylaws of the municipality. This OCP may influence minor, or in some cases significant, amendments or replacement to bylaws such as:

- Annual Budget and 5-year Financial Plan
- Council Procedures Bylaw
- Zoning Bylaw
- Development Application Procedures Bylaw
- Development Cost Charges Bylaw
- Subdivision and Development Servicing Standards Bylaw

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

### Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP.

Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid visitor growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

**Objective 6C** Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations, the Pacific Rim National Park Reserve and ACRD Electoral Area “C”.

**Policy 6.2** In consultation with neighbouring jurisdictions, develop and adopt a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

**Policy 6.3** In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

**Policy 6.4** Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

**Policy 6.5** Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.

## Development Permit (DP) Area Designations and Guidelines

### Authority

Section 488(1) of the *Local Government Act* allows local governments to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The **form and character** DPAs, the locations of which are identified on Schedule F, are:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family, Commercial & Mixed-Use (DPA IV)

The **environmental** DPAs, the locations of which are identified on Schedule E, are:

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

The **hazardous conditions** DPAs, the approximate locations of which are identified on Schedule G, are:

- Steep Slopes (DPA VIII)

**DPA General Guidelines**

The following General Guidelines apply to DPAs:

**Guideline 1** Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.

**Guideline 2** On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

**Guideline 3** The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the *LGA*.

**Form and Character Development Permit Areas**

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

Designation: the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to

control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

**Development Permit Area Exemptions**

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit on a property where single-family dwelling is a principal permitted use under the property's designation in the zoning bylaw.
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;



3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that comply with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a building's whole façade, or additions to the front of a building would require a Development Permit.
6. an addition to a principal building, provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which complies with these design guidelines; and,

10. construction, building improvements or site improvements associated with an approved temporary use permit.

#### General Guidelines applying to all Form and Character Development Permit Areas

All development applications need to meet the underlying objectives for the building design, landscape design, streetscape and signage (as applicable).

- F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;
- F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;
- F3. Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:
  - Easily identifiable building entrances;
  - Narrow commercial storefronts; and
  - Concentrating signage at pedestrian eye level.



F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;

F5. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;

F7. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- Architectural details and/or articulated façade;
- Graphic or artistic illustration;
- Placement of doors and/or windows; and



- Public seating and/or planters integrated into the façade.

F9. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;



F10. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

F11. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.



F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;

F13. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.



F14. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.



F15. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.

F16. As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;



- F17. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;
- F18. Carved or painted wooden signs and individual letters are encouraged;
- F19. Interior-lit plastic sign panels are not supported;
- F20. All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;
- F21. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;
- F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- a. Define the edges of outdoor space such as a café seating area;
- b. Signify a particular spot such as an entrance or gateway;
- c. Highlight pedestrian corridors;
- d. Delineate private and semi-private space from public space;
- e. Beautify a streetscape; and,
- f. Soften the transition of adjacent land uses.



F23. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;

- F24. Native trees and plants should be used where appropriate;
- F25. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects /British Columbia Nursery Trade Association landscape standards;
- F26. When laying out new parking areas, integrate vegetated bioswales to collect and filter stormwater;
- F27. Hardscape materials must be of a "non-skid" type and of durable quality;
- F28. Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;

- F29. Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
- F30. All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
- F31. When locating buildings allow space for the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk within vegetated corridors along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule 'C' Parks and Trails Network.
- F32. In order to preserve Ucluelet's dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground.



#### Development Permit Area I (Village Square)

The Village Square Development Permit Area (DPA I) is established for the following purposes:

revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community's highest densities and built forms, yet is designed to respect public views and the community character.

The objectives which justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community's core area. Ucluelet is designated a "resort municipality" under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and local attributes, much of which is characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community's history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail,

service and office development in the area, complemented by specific residential uses.

Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:

- F.1.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.
- F.1.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;



Figure DPA 1.1 Important Views - Inlet



F.I.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property

boundaries;

- F.I.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;
- F.I.5. Properties fronting Peninsula Road and Main Street must be designed to create an eclectic, inviting and pedestrian-friendly streetscape by carefully considering scale, massing and character;
- F.I.6. New buildings should be sited close (e.g. 0 to 1.5m) to the property line fronting the street, with parking located to the side or rear. Covered porches, canopies or awnings are encouraged.
- F.I.7. Some variation in the location of the building frontage relative to neighbouring buildings is encouraged, which will preserve the sense of informality and allow for the creation of useful outdoor areas facing the street.
- F.I.8. Zero setbacks from side property lines is supported to create a continuous pedestrian streetscape. Gaps between buildings are to be minimized; therefore, avoid

placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.I.9. The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street-oriented development, a series of alleys should lead to an internal system of courtyard and mews type developments with a mix of uses clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.

#### Development Permit Area II (Peninsula Road)

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and related retail and commercial developments are natural draws for people. Ucluelet is in a strong position to capture the vitality of the waterfront by building welcoming places that evoke the character of coastal life.

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District's image, the form and character described above needs to translate to the area's architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water's edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community-led aspirations to achieve developments of high quality and character.

Guidelines



In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

- F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;







Figure DPA II.1 Important Views - Small Craft Harbour

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;

### Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the image of Ucluelet;

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;

F.III.2. Landscaped screening strips should be provided:

- Along the property edge next to roadways;
- Between parking areas, roadways and buildings;
- Between different parking areas; and,
- Between buildings and parking areas.

F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;

F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;

F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.

F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.

### Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

Guidelines:

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

- F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;
- F.IV.2. Sloped roofs, rather than flat roofs, are preferred;
- F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, landscaping and physical design;
- F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry from the street. Excessive use of blank walls must be avoided;
- F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to 12m (39 feet) may be permitted;



- F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;
- F.IV.7. Where buildings are in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;
- F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;
- F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;
- F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.
- F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;
- F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical to maintaining the character of the

community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and,

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;



F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to

prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. Minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



- F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;
- F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



- F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.IV.24. All waste bins must be located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

## Environmental Development Permit Areas

**Objective:** to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

**Designation:** the following Development Permit Areas (DPAs), identified on Schedule E, Environmental Development Permit Areas map, are designated under section 488(1)(a) of the *Local Government Act* protection of the natural environment, its ecosystems and biological diversity):

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

Development Permit Area Guidelines specify the District's objectives and regulations for each area.

### General Guidelines Applicable to all Environmental DPAs:

- E1. For all land lying within an Environmental DP area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;
- E2. The QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment's BC Species and Ecosystems Explorer for the categories

"plants and animals" and "Ecological Communities" that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

- E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.
- E4. For all non-emergency circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:
  - a. A site plan certified by a B.C. Land Surveyor that locates:
    - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
    - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
    - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
  - b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.

- E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.
- E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
- E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
- E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.
- E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a "net positive improvement" for fish or wildlife habitat will result, or, in a more desirable existing situation that "no net loss" will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

### Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building's footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website [www.coastalisc.com/priority-invasive-plants](http://www.coastalisc.com/priority-invasive-plants).
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, as presenting an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.
8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:



- a. emergency actions for flood protection and erosion protection;
  - b. removal of hazard trees characterized by a Certified Arborist;
  - c. clearing of an obstruction from bridge, culvert or drainage flow;
  - d. bridge and safety fence repairs in accordance with the *Water Act*;
  - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
  10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
  11. Activities permitted by the provincial government on provincial Crown lands.
  12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
    - a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
    - b. Do not entail structural stairs;
    - c. Entail no removal of streamside or shoreline vegetation;
    - d. Do not impair stream bank or shoreline stability;
    - e. Do not impact sensitive habitat;
    - f. Avoid wildlife corridors and nesting sites; and
    - g. Are specifically designed to discourage motorized vehicle use.

13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

#### DPA V – Terrestrial Ecosystems (Mature Forest)

##### Category

In accordance with Section 488(1)(a) of the *LG4*, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E.

##### Justification

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

##### Guidelines

- E.V.1. Development should be planned to avoid intrusion into DPA V areas of the site and to minimize the impact of any activity on these areas.
- E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

#### DPA VI - Stream and Riparian Areas Protection

##### Category

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 488(1)(a) of the *LG4*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

- a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,
- b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E. The latter is intended as a visual aid to help locate these areas. Within the Plan area, "stream" includes all named and unnamed watercourses, ponds, and wetlands.

##### Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*, and
- Protecting water quality and quantity.

**Guidelines**

E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas of the site and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that would encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.

- E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
  - a. The building is located within an existing landscaped area;
  - b. No native trees are removed; and
  - c. The area of the structure is not more than 10 m<sup>2</sup>.

#### DPA VII – Marine Shoreline

##### Category

In accordance with Section 488(1)(a) of the *LG*A, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E.

##### Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal

waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

##### Guidelines

- E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must obtain a Development Permit, the application for which must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
  - i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
  - ii. Retention or restoration of native vegetation and soils;
  - iii. Removal of invasive species;
  - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
  - v. Specification of any activities that may occur within the buffer areas; and
  - vi. Must state that the proposal is suitable for the area intended for development.
- E.VII.3. Land shall be retained in its natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel

- outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.
- E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall not occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
  - E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
  - E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.
  - E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.
  - E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
    - a. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
    - b. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
    - c. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
    - d. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
  - E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
  - E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
  - E.VII.11. Parking areas should be equipped with oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.

- E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
- E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use, and only where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.

- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on or fronting any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

#### DPA VIII– Natural Hazard Areas Protection (Steep Slopes)

##### Category

In accordance with Section 488(1)(b) of the *LG4*, areas of steep slopes with an incline of 30 degrees or more are designated as DPA VIII, as shown on Schedule G.

##### Justification

Ucluelet experiences significant rainfall and storm events; soils on steeper slopes carry a higher hazard of failure from the effects of runoff and erosion, once disturbed or exposed by development.

Steep slopes tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII.

Exemptions

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

In a steep slope area:

1. Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.

2. Erecting fencing;

For trees:

3. Cutting down dead trees provided that the stump and roots remain undisturbed;

4. Planting new trees;

5. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,

6. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a Certified Arborist provides a written opinion stating that the activity will not kill the tree.

Domestic yard maintenance, gardening and planting, including:

7. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

8. Removing any dead vegetation provided the root structure is not disturbed; and

9. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

Guidelines

E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII areas and to minimize the impact of any activity on these areas.

E.VIII.2. Prior to any development or alteration of land within DPA VIII areas, a development permit application must be issued that includes an assessment or report by a qualified, licensed professional engineer or other qualified professional addressing the following:

- a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
- b. Identify any hazards which may affect the safe development of the land including, but not limited to:
  - i. flooding;
  - ii. slopes with an incline of 30 degrees or more;
  - iii. subsidence; and
  - iv. ground water flows.
- c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or

- hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.
- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
  - e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
  - f. The applicant should consider the suitability of the land to accommodate the use intended.
  - g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.
- E.VIII.3. The professional's recommendations and the conclusion of the report should:
- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
  - b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the "APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC";
- c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
  - d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
  - e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.
- E.VIII.4. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant's professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.
- E.VIII.5. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.



E.VIII.6. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII areas, as recommended by a QEP.

A note on Flood Hazards:

This OCP bylaw does not designate Development Permit areas for protection from coastal flooding; the District has commissioned detailed flood risk mapping and exercises its ability to require professional assessment and certification of construction under section 56 of the *Community Charter*. Map 4 shows minimum Flood Construction Levels for detailed reaches of the shoreline of the Ucluth Peninsula.

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for people and permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury

and trauma associated with flooding events. Maps 5 and 6 show Tsunami Flood Vulnerability and Tsunami Flood Planning areas.

It is District policy that it is in the public interest for new subdivisions and developments to be planned to avoid areas of potential flood risk. Many of these areas are also of great habitat value and natural beauty, and have been incorporated into the potential future parks and open spaces shown on Schedules A and C.

### Enforcement

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

### Ticketing

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.

# Part Seven: Appendices

**Boilerplate (required content, legislation)**

The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan for the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

the natural environment, its ecosystems and biological diversity.

An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

### Planning Process

The Village of Ucluelet was incorporated in 1952 and became as District Municipality in 1997. The community adopted its first Official Community Plan (OCP) bylaw in 1971. The history of OCP's in Ucluelet is as follows:

- OCP Bylaw No. 235 (1971)
- OCP Bylaw No. 407 (1981)
- OCP Bylaw No. 498 (1988)
- OCP Bylaw No. 772 (1998)
- OCP Bylaw No. 900 (2004)
- OCP Bylaw No. 1140 (2011)

A review of the Ucluelet OCP bylaw was initiated by Council in 2016.

From 2016 through 2018 the District, along with students and faculty from Vancouver Island University's (VIU) Master of Community Planning program, collected community opinions on the OCP and the broad range of issues of interest to the community. A series of public engagement activities and events were held during this time, including "planning on the streets" events, pop-up planning workshops, stakeholder workshops with community groups and classes from the local schools. A three-day public consultation blitz in the spring of 2018, culminating in a large public open house, connected with 256 local residents.

Council initially received the draft OCP bylaw in September of 2018, at which point the bylaw received first reading. The 2018 municipal election, focus on pressing affordable housing issues and a robust community debate on new non-medical cannabis retail regulations – and then the onset of a global pandemic – all

contributed to stretch out the timeline for the work to update the OCP. Concurrently, work on flood risk mapping, Indigenous relations and policies, housing and land use demand resulted in reports to Council for direction on specific policy areas. These were incorporated into this revised OCP document presented to Council for consideration of second reading as amended and formal referral to external agencies ahead of a public hearing on the bylaw.



### Community Profile (demographics and projections)

#### Population of West Coast Communities

Figure 6: Grouped Dwellings and Estimated Shadow Populations, West Coast region, 2016

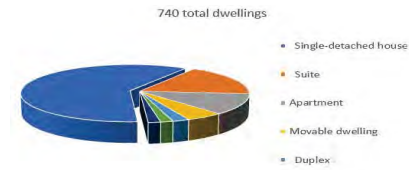
	POPULATION 2014	TOTAL PRIVATE DWELLINGS	PRIVATE DWELLINGS OCCUPIED BY USUAL RESIDENTS	ESTIMATED SHADOW DWELLING UNITS	ESTIMATED PEAK SHADOW POPULATION	PERCENT OF DWELLINGS THAT ARE SECONDARY DWELLINGS
Tofino	1,912	1,037	755	282	649	27%
Ucluelet	1,787	864	737	124	259	14%
ACRO Electoral Area C	677	359	257	92	221	26%
Toquart First Nation	39	11	9	2	4	88%
Ucluelet First Nation	214	97	87	10	32	10%
Thompson First Nation	80	37	29	8	26	22%
<b>Total</b>	<b>4,980</b>	<b>2,382</b>	<b>1,884</b>	<b>498</b>	<b>1,360</b>	

Source: Statistics Canada Census 2014 and custom calculations

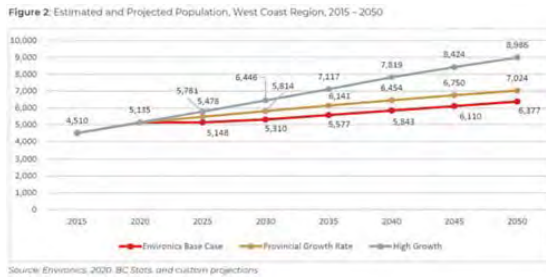
#### Permanent population, Ucluelet:



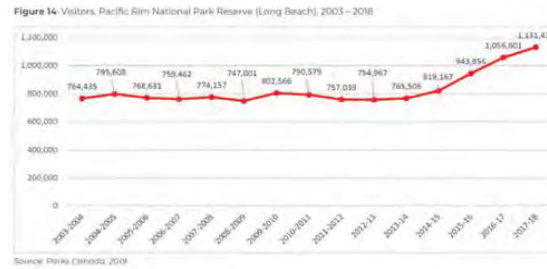
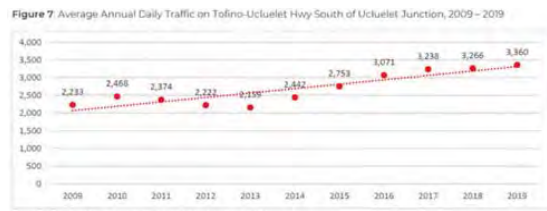
#### Housing units



Population Projections (low, medium and high growth projections):



Annual visitors



Definitions

“Bylaw Enforcement Officer”: means the Chief Administrative Officer of the District of Ucluelet and her or his designate.

“Development” includes:

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, and bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

“Qualified Environmental Professional” (QEP): means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- 1) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under the association’s code of ethics and subject to disciplinary action by that association;
- 2) the individual is acting within that individual’s area of expertise; and,
- 3) the individual is acceptable to the District of Ucluelet.

With respect to item 2), above:

a) for Riparian Development Permit Areas: the individual’s area of expertise is recognized in the BC Riparian Areas Regulation assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal;

b) for Marine Shoreline Development Permit Areas, coastal and shoreline erosion aspects: a coastal geomorphologist, or a marine or metocean engineer with experience in coastal zone engineering; other professionals with experience in coastal processes and soft shore restorations may be considered on a case-by-case basis.

c) for Hazardous Conditions Development Permit Areas: a professional engineer with experience in geotechnical and slope stability engineering, or in flood protection design as the project may warrant.

Per the *Riparian Areas Protection Regulation* BC Reg 178/2019, s 21, a QEP may be:

- (i) an agrologist;
- (ii) an applied technologist or technician;
- (iii) a professional biologist;
- (iv) a professional engineer;
- (v) a professional forester;
- (vi) a professional geoscientist;
- (vi.1) a registered biology technologist;
- (vii) a registered forest technologist,

**Stream:** means the same as defined under the *Riparian Areas Protection Regulation*.



## United Nations Declaration on the Rights of Indigenous Peoples

**(Resolution adopted by the General Assembly on 13 September 2007)<sup>i</sup>**

*The General Assembly,*

*Guided* by the purposes and principles of the Charter of the United Nations, and good faith in the fulfilment of the obligations assumed by States in accordance with the Charter,

*Affirming* that indigenous peoples are equal to all other peoples, while recognizing the right of all peoples to be different, to consider themselves different, and to be respected as such,

*Affirming* also that all peoples contribute to the diversity and richness of civilizations and cultures, which constitute the common heritage of humankind,

*Affirming* further that all doctrines, policies and practices based on or advocating superiority of peoples or individuals on the basis of national origin or racial, religious, ethnic or cultural differences are racist, scientifically false, legally invalid, morally condemnable and socially unjust,

*Reaffirming* that indigenous peoples, in the exercise of their rights, should be free from discrimination of any kind,

*Concerned* that indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources, thus preventing them from exercising, in particular, their right to development in accordance with their own needs and interests,

*Recognizing* the urgent need to respect and promote the inherent rights of indigenous peoples which derive from their political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies, especially their rights to their lands, territories and resources,

*Recognizing* also the urgent need to respect and promote the rights of indigenous peoples affirmed in treaties, agreements and other constructive arrangements with States,

*Welcoming* the fact that indigenous peoples are organizing themselves for political, economic, social and cultural enhancement and in order to bring to an end all forms of discrimination and oppression wherever they occur,

*Convinced* that control by indigenous peoples over developments affecting them and their lands, territories and resources will enable them to maintain and strengthen their institutions, cultures and traditions, and to promote their development in accordance with their aspirations and needs,

*Recognizing* that respect for indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment,

*Emphasizing* the contribution of the demilitarization of the lands and territories of indigenous peoples to peace, economic and social progress and development, understanding and friendly relations among nations and peoples of the world,

*Recognizing* in particular the right of indigenous families and communities to retain shared responsibility for the upbringing, training, education and well-being of their children, consistent with the rights of the child,

*Considering* that the rights affirmed in treaties, agreements and other constructive arrangements between States and indigenous peoples are, in some situations, matters of international concern, interest, responsibility and character,

*Considering* also that treaties, agreements and other constructive arrangements, and the relationship they represent, are the basis for a strengthened partnership between indigenous peoples and States,

*Acknowledging* that the Charter of the United Nations, the International Covenant on Economic, Social and Cultural Rights<sup>ii</sup> and the International Covenant on Civil and Political Rights, as well as the Vienna Declaration and Programme of Action,<sup>iii</sup> affirm the fundamental importance of the right to self-determination of all peoples, by virtue of which they freely determine their political status and freely pursue their economic, social and cultural development,

*Bearing* in mind that nothing in this Declaration may be used to deny any peoples their right to self-determination, exercised in conformity with international law,

*Convinced* that the recognition of the rights of indigenous peoples in this Declaration will enhance harmonious and cooperative relations between the State and indigenous peoples, based on principles of justice, democracy, respect for human rights, non-discrimination and good faith,

*Encouraging* States to comply with and effectively implement all their obligations as they apply to indigenous peoples under international instruments, in particular those related to human rights, in consultation and cooperation with the peoples concerned,

*Emphasizing* that the United Nations has an important and continuing role to play in promoting and protecting the rights of indigenous peoples,

*Believing* that this Declaration is a further important step forward for the recognition, promotion and protection of the rights and freedoms of indigenous peoples and in the development of relevant activities of the United Nations system in this field,

*Recognizing and reaffirming* that indigenous individuals are entitled without discrimination to all human rights recognized in international law, and that indigenous peoples possess collective rights which are indispensable for their existence, well-being and integral development as peoples,

*Recognizing* that the situation of indigenous peoples varies from region to region and from country to country and that the significance of national and regional particularities and various historical and cultural backgrounds should be taken into consideration,

*Solemnly proclaims* the following United Nations Declaration on the Rights of Indigenous Peoples as a standard of achievement to be pursued in a spirit of partnership and mutual respect:

*Article 1*

Indigenous peoples have the right to the full enjoyment, as a collective or as individuals, of all human rights and fundamental freedoms as recognized in the Charter of the United Nations, the Universal Declaration of Human Rights<sup>v</sup> and international human rights law.

*Article 2*

Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

*Article 3*

Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.

*Article 4*

Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating to their internal and local affairs, as well as ways and means for financing their autonomous functions.

*Article 5*

Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

*Article 6*

Every indigenous individual has the right to a nationality.

*Article 7*

1. Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.

2. Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

Article 8

1. Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture.

2. States shall provide effective mechanisms for prevention of, and redress for:

(a) Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;

(b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;

(c) Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;

(d) Any form of forced assimilation or integration;

(e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

Article 9

Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. No discrimination of any kind may arise from the exercise of such a right.

Article 10

Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

Article 11

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.

2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

Article 12

1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.

2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession

through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

*Article 13*

1. Indigenous peoples have the right to revitalize, use, develop and transmit to future generations their histories, languages, oral traditions, philosophies, writing systems and literatures, and to designate and retain their own names for communities, places and persons.

2. States shall take effective measures to ensure that this right is protected and also to ensure that indigenous peoples can understand and be understood in political, legal and administrative proceedings, where necessary through the provision of interpretation or by other appropriate means.

*Article 14*

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.

2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the State without discrimination.

3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

*Article 15*

1. Indigenous peoples have the right to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information.

2. States shall take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society.

*Article 16*

1. Indigenous peoples have the right to establish their own media in their own languages and to have access to all forms of non-indigenous media without discrimination.

2. States shall take effective measures to ensure that State-owned media duly reflect indigenous cultural diversity. States, without prejudice to ensuring full freedom of expression, should encourage privately owned media to adequately reflect indigenous cultural diversity.

*Article 17*

1. Indigenous individuals and peoples have the right to enjoy fully all rights established under applicable international and domestic labour law.

2. States shall in consultation and cooperation with indigenous peoples take specific measures to protect indigenous children from economic exploitation and from performing any work that is likely to be hazardous or to interfere with the child's education, or to be harmful to the child's health or physical, mental, spiritual, moral or social development, taking into account their special

vulnerability and the importance of education for their empowerment.

3. Indigenous individuals have the right not to be subjected to any discriminatory conditions of labour and, inter alia, employment or salary.

*Article 18*

Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

*Article 19*

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.

*Article 20*

1. Indigenous peoples have the right to maintain and develop their political, economic and social systems or institutions, to be secure in the enjoyment of their own means of subsistence and development, and to engage freely in all their traditional and other economic activities.

2. Indigenous peoples deprived of their means of subsistence and development are entitled to just and fair redress.

*Article 21*

1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.

2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.

*Article 22*

1. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities in the implementation of this Declaration.

2. States shall take measures, in conjunction with indigenous peoples, to ensure that indigenous women and children enjoy the full protection and guarantees against all forms of violence and discrimination.

*Article 23*

Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

*Article 24*

1. Indigenous peoples have the right to their traditional medicines and to maintain their health practices, including the conservation of their vital medicinal plants, animals and minerals. Indigenous individuals also have the right to access, without any discrimination, to all social and health services.
2. Indigenous individuals have an equal right to the enjoyment of the highest attainable standard of physical and mental health. States shall take the necessary steps with a view to achieving progressively the full realization of this right.

*Article 25*

Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

*Article 26*

1. Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.
2. Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
3. States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

*Article 27*

States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

*Article 28*

1. Indigenous peoples have the right to redress, by means that can include restitution or, when this is not possible, just, fair and equitable compensation, for the lands, territories and resources which they have traditionally owned or otherwise occupied or used, and which have been confiscated, taken, occupied, used or damaged without their free, prior and informed consent.
2. Unless otherwise freely agreed upon by the peoples concerned, compensation shall take the form of lands, territories and resources equal in quality, size and legal status or of monetary compensation or other appropriate redress.

*Article 29*

1. Indigenous peoples have the right to the conservation and protection of the environment and the productive capacity of their lands or territories and resources. States shall establish and implement assistance programmes for indigenous peoples for such conservation and protection, without discrimination.

2. States shall take effective measures to ensure that no storage or disposal of hazardous materials shall take place in the lands or territories of indigenous peoples without their free, prior and informed consent.

3. States shall also take effective measures to ensure, as needed, that programmes for monitoring, maintaining and restoring the health of indigenous peoples, as developed and implemented by the peoples affected by such materials, are duly implemented.

*Article 30*

1. Military activities shall not take place in the lands or territories of indigenous peoples, unless justified by a relevant public interest or otherwise freely agreed with or requested by the indigenous peoples concerned.

2. States shall undertake effective consultations with the indigenous peoples concerned, through appropriate procedures and in particular through their representative institutions, prior to using their lands or territories for military activities.

*Article 31*

1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.

2. In conjunction with indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

*Article 32*

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.

2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

3. States shall provide effective mechanisms for just and fair redress for any such activities, and appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

*Article 33*

1. Indigenous peoples have the right to determine their own identity or membership in accordance with their customs and traditions. This does not impair the right of indigenous individuals to obtain citizenship of the States in which they live.

2. Indigenous peoples have the right to determine the structures and to select the membership of their institutions in accordance with their own procedures.



*Article 34*

Indigenous peoples have the right to promote, develop and maintain their institutional structures and their distinctive customs, spirituality, traditions, procedures, practices and, in the cases where they exist, juridical systems or customs, in accordance with international human rights standards.

*Article 35*

Indigenous peoples have the right to determine the responsibilities of individuals to their communities.

*Article 36*

1. Indigenous peoples, in particular those divided by international borders, have the right to maintain and develop contacts, relations and cooperation, including activities for spiritual, cultural, political, economic and social purposes, with their own members as well as other peoples across borders.
2. States, in consultation and cooperation with indigenous peoples, shall take effective measures to facilitate the exercise and ensure the implementation of this right.

*Article 37*

1. Indigenous peoples have the right to the recognition, observance and enforcement of treaties, agreements and other constructive arrangements concluded with States or their successors and to have States honour and respect such treaties, agreements and other constructive arrangements.
2. Nothing in this Declaration may be interpreted as diminishing or eliminating the rights of indigenous peoples contained in treaties, agreements and other constructive arrangements.

*Article 38*

States in consultation and cooperation with indigenous peoples, shall take the appropriate measures, including legislative measures, to achieve the ends of this Declaration.

*Article 39*

Indigenous peoples have the right to have access to financial and technical assistance from States and through international cooperation, for the enjoyment of the rights contained in this Declaration.

*Article 40*

Indigenous peoples have the right to access to and prompt decision through just and fair procedures for the resolution of conflicts and disputes with States or other parties, as well as to effective remedies for all infringements of their individual and collective rights. Such a decision shall give due consideration to the customs, traditions, rules and legal systems of the indigenous peoples concerned and international human rights.

*Article 41*

The organs and specialized agencies of the United Nations system and other intergovernmental organizations shall contribute to the full realization of the provisions of this Declaration through the mobilization, inter alia, of financial cooperation and technical assistance. Ways and means of ensuring participation of indigenous peoples on issues affecting them shall be established.

*Article 42*

The United Nations, its bodies, including the Permanent Forum on Indigenous Issues, and specialized agencies, including at the country level, and States shall promote respect for and full application of the provisions of this Declaration and follow up the effectiveness of this Declaration.

*Article 43*

The rights recognized herein constitute the minimum standards for the survival, dignity and well-being of the indigenous peoples of the world.

*Article 44*

All the rights and freedoms recognized herein are equally guaranteed to male and female indigenous individuals.

*Article 45*

Nothing in this Declaration may be construed as diminishing or extinguishing the rights indigenous peoples have now or may acquire in the future.

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<sup>i</sup> See Official Records of the General Assembly, Sixty-first Session, Supplement No. 53 (A/61/53), part one, chap. II, sect. A.

<sup>ii</sup> See resolution 2200 A (XXI), annex.

*Article 46*

1. Nothing in this Declaration may be interpreted as implying for any State, people, group or person any right to engage in any activity or to perform any act contrary to the Charter of the United Nations or construed as authorizing or encouraging any action which would dismember or impair, totally or in part, the territorial integrity or political unity of sovereign and independent States.

2. In the exercise of the rights enunciated in the present Declaration, human rights and fundamental freedoms of all shall be respected. The exercise of the rights set forth in this Declaration shall be subject only to such limitations as are determined by law and in accordance with international human rights obligations. Any such limitations shall be non-discriminatory and strictly necessary solely for the purpose of securing due recognition and respect for the rights and freedoms of others and for meeting the just and most compelling requirements of a democratic society.

3. The provisions set forth in this Declaration shall be interpreted in accordance with the principles of justice, democracy, respect for human rights, equality, non-discrimination, good governance and good faith.

<sup>iii</sup> A/CONF.157/24 (Part I), chap. III.

<sup>iv</sup> Resolution 217 A (III).



