

**MINUTES OF THE JOINT COUNCIL COMMITTEE OF THE
WHOLE MEETING HELD VIA ZOOM
Tuesday, January 19, 2021 at 4:30 PM**

Present: **Chair:** Mayor Noël (District of Ucluelet)
Government Officials: Councillors Cole, Hoar, Kemps, and McEwen (District of Ucluelet)
Elected Chief Councillor Charleson (Hesquiaht First Nation)
President McCarthy and Legislature Member Touchie (Yuuʔuʔiʔath Government)
Elected Members of Council Johnsen, Mack and Plonka (Toquaht Nation)
Councillors Anderson, Chalmers, McMaster and Stere (District of Tofino)
Director Roberts (ACRD Area 'C')

Regrets:

1. CALL TO ORDER

The meeting was called to order at 4:35 PM and the representatives introduced themselves.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Ucluelet First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members, participants and delegates were advised that this proceeding was being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.

4. NEW BUSINESS

4.1 West Coast Land Use Demand Study

Shaun Heffernan, Project Leader & Senior Planner with Urban Systems Ltd.

Mr. Heffernan and his associate J.P. Raulot-Lapointe reported the West Coast Vancouver Island Land Use Demand Study's interim findings. Mr. Heffernan noted that the study is approximately 75% complete.

The presentation addressed the following:

- The Land Use Demand Study's purpose, goal, community partners, geographic scope, key components, and its value for future strategic planning;
- A west coast land inventory which identified vacant and underutilized lands in Tofino, Ucluelet, the ACRD Area 'C,' Tla-o-qui-aht First Nation lands, Toquaht Nation lands, and Ucluelet First Nation lands;
- A land supply analysis which summarized vacant and underutilized lands in the region and the potential demands for those lands;
- The projected growth trends between 2015 and 2050 in regional population, households, non-residential properties, and visitors;
- Key economic opportunities which generally focus on the support of new residents moving to the region for lifestyle reasons and the development of small-scale businesses;
- The projected demand for residential and commercial/industrial property;
- The presenters noted the following preliminary recommendations:
 - Develop regional strategies for sustainable growth;
 - Develop policies that support the coordinated development of existing industrial and commercial lands between jurisdictions;
 - Clarify development goals and streamline the development approval process;
 - Review opportunities to coordinate service delivery and cost-sharing between jurisdictions; and,
 - Explore the development potential and raise awareness about emerging sectors.

The presenters also noted that housing issues could constrain attracting new businesses and outlined the next steps for the project.

Director Roberts requested a copy of the presentation. He noted his interest in the preliminary recommendations and predictions.

Mayor Noël noted the importance of the communities coordinating development efforts and plans as we move forward.

The presenter noted the study addresses the region as a whole, including the Ucluelet First Nation lands.

Elected Chief Councillor Charleson, asked whether reserve lands would be included in the analysis and requested that the study include the Hesquiaht lands.

Councillor Anderson asked to what extent the final report will address servicing? The presenters noted that availability and proximity to services influence development potential. Councillor Anderson also inquired about whether the study will consider optimal ratios for commercial and residential development? The presenters noted that industrial demand is contingent on

the availability of residential housing.

Councillor Stere asked whether the study will consider the protection of natural assets like water sources? The presenters noted that this is not within the study's scope but could be a lens applied to future plans and studies.

Elected Councillor Plonka noted summertime population growth and asked whether the study addresses increased road use and road access to the community? The presenter stated a high-level review of the transportation network has been completed. One constraint is the capacity of Highway 4.

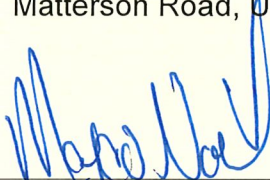
4.2 Round table discussions regarding priority issues identified by the group.

There was no round table discussion.

5. ADJOURNMENT

The meeting was adjourned at 5:37 PM.

CERTIFIED CORRECT: Minutes of the Committee of the Whole Meeting held on Tuesday, January 19, 2021 at 4:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Mayco Noël
Mayor



Joseph Rotenberg
Corporate Officer