

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, January 23, 2018 at 7:30 PM

Present: **Chair:** Mayor St. Jacques
 Council: Councillors McEwen, Oliwa, Mole, and Noel
 Councillor McEwen
 Councillor Mole
 Councillor Noel
 Councillor Oliwa
 Mayor St. Jacques
Staff: Mark Boysen, Chief Administrative Officer

Regrets:

1. CALL TO ORDER

1.1 Mayor St. Jacques called the meeting to order at 7:30 pm.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 Council acknowledged the Yuułu?it?ath First Nations on whose traditional territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

4. ADOPTION OF MINUTES

4.1 December 12, 2017 Regular Minutes

2017-001 It was moved by Councillor Mole and seconded by Councillor McEwen
 THAT Council approve the December 12, 2017 Regular Minutes as presented.
 CARRIED.

4.2 December 12, 2017 Late Minutes

2017-002 It was moved by Councillor Mole and seconded by Councillor McEwen
 THAT Council approve the December 12, 2017 Late Minutes as presented.
 CARRIED.

5. UNFINISHED BUSINESS

6. MAYOR'S ANNOUNCEMENTS

6.1 Mayor St. Jacques thanked the community and all the first responders for their actions during the tsunami evacuation last

night. Mayor St. Jacques commented on how everyone was very respectful, and cooperative.

Mayor St. Jacques noted the Ministry of Transportation is hosting a public information session on the Kennedy Hill upgrades tonight at the Ucluelet Community Centre from 4:00 - 7:00pm.

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

7.1 Public Input

J.Gray - Wanted to comment on her application to rezone her property. It is their hope to put community first and strive to protect the sense of community. Noted their end goal is to have their home occasionally rented, with their secondary suite always remaining as full time residential. They want to slow their work lives, but in order to maintain their home they need to source another income so they can afford to keep it. Most of the neighbourhood consist of vacation rentals, with no complaints from neighbours. It is their hope that council would consider option number 2 to allow for the requested designation of VR-2.

T. Eeftink - Owner of Majestic Ocean Kayaking and have been in business for 25 years and employ 15 people each summer. Here to support the Toquaht First Nation and their boat launch project. Over the years they have consistently worked with the Toquaht First Nation, who in turn have been very generous and fair, forming agreements which allow them to work on Toquaht land. Emphasized the importance of the boat launch for all recreation users and noted there is no other location that offers what Toquaht First Nations can. They offer a safe and sheltered launch area, well maintained road, overnight parking and is considered an essential service for many recreational & commercial users.

L. Grills - Owner of a recreational property in the Barclay Sound, and utilizes the Toquaht Bay boat launch year round. Stated the boat launch is a necessity for locals and visitors, especially during inclement weather and reiterated the importance of the Toquaht First Nation's boat launch.

7.2 Delegations

Lilly Woodbury - Chapter Manager & Jason Sam - Vice Chair,

Surfrider Pacific Rim

Re: Surfrider Pacific Rim's mission, accomplishments, and goals for 2018.

- Non-profit organization, dedicated to the protection and enjoyment of ocean, beaches and waves, that is enacted through a powerful activist network which spans internationally.
- Surfrider Foundation began in 1994 in San Clemente, California.
- The focus for the Pacific Rim chapter is to eliminate single use plastic, implement progressive recycling practices, and working with youth, businesses, locals and visitors to raise awareness about coastal stewardship and ocean friendly behaviours.
- Campaign's and programs include: straws suck, ban the plastic bag, hold on to your butt, ocean friendly business, wetsuit reincarnation, stitch 'n' beach, youth environmental stewardship, rise above plastics, recycling marine debris, and love your beach clean up.

Chief Derek Peters & Chief Councillor Robert Dennis Sr., Huu-ay-aht First Nation

Re: Development of the proposed LNG Project

- Delegation was re-scheduled for a later date.

Rick Shafer - Economic Development, Toquaht First Nation

Re: Remediation at the Toquaht Bay Camp Ground and Marina

- Mr. Shafer has worked the Toquaht Nation for 18 years and is here to speak on behalf of Chief Ann Mack. Also introduced Noah Plonka, elected Member of Council for Toquaht, as well as the General Manager of the campground and marina.
- Noted in 2013 the campground at the old Ministry of Forest was shut down due to contamination from the old iron/ore mine above Maggie lake.
- In March 2013 the results came back with elevated levels of contaminants, campground was subsequently shut down.
- Purpose tonight is to provide information on how things have transpired, moving forward and analyzing remedial options, overview of what is going to happen over the next couple of years, and to express concern over the lack of marina out there.

- Meeting with the Province tomorrow to discuss the four options and hope to eliminate two of those. Hope to have final option by this Spring.
- The remediation process is expected to take up to five years, and the entire existing marina and boat ramp at the old site needs to be removed for up to three years. All the sand in the intertidal and subtidal zones is contaminated and needs to be excavated.
- trying to move forward with building a new boat ramp at Secret Beach.
- Projecting if they don't have the marina, occupancy rates at the campground will drop significantly; to the point they won't have enough revenue to remain open.
- Requesting a letter of support for Toquaht outlining a) recognition of the negative impact on kayak operators, boaters, and to the community in general when the boat launch and marina were shut down in 2013 and also b) express concern if the marina and campground were shut down for another 3 years.

Samantha Hackett, West Coast Multiplex Society

Re: Multiplex Survey

- Acknowledged that we are on Yuułuʔiłʔatḥ First Nation's traditional territory and thanked them for their strong, continued commitment to the Multiplex.
- Thanked Ucluelet Council for the support to create diversity, recreation and an indoor gathering place for activities and events, that fosters a sense of community connectedness among all west coast children and adults.
- There are so many uses for this facility and will provided a key piece for recreation going forward.
- The initial phase will include a full size ice surface, suitable for ice hockey, skating, curling, short track speed skating, fitness, physio, rehabilitation, soccer, wrestling, basketball, volleyball, tennis, lacrosse, celebrations, numerous types of events, and can act as a high-ground emergency shelter.
- From the survey results, the society recognizes there is support overall as presented but reiterated the order in which they will be built is important.
- Understand there is some resistance to tax increase due to facility operating costs, however the Society has been able to find options to reduce costs through grants,

donations, and gaming money. The survey did present the worst case scenario and would actually operate at a lower cost.

- This project is about keeping those in the community who are contributing to the livelihood of our community, and also to attract new families.
- The responsibility to raise the capital lies with the Society and will continue to partner with the 8 communities to ensure this becomes a reality.
- Thanked all the volunteers, supporters, businesses, and communities for their continued support.
- While there were mixed responses on the survey, the 5 First Nations have continued their support (3 of the 5 have signed their letter of support, the other 2 have sent verbal commitment, but haven't been able to submit their signed documents yet).
- This is a reminder of our unique collaboration with the 8 communities for a single west-coast goal. It carries substantial weight for the future for everyone in this region, through an inclusive approach to our collective needs, and will create a better region for ourselves and for our children.

8. CORRESPONDENCE

8.1 Request for Letter of Support

Doug Findlater - Mayor, District of West Kelowna

2017-003

It was moved by Councillor McEwen and seconded by Councillor Oliwa
THAT Council direct Staff to write a letter of support, requesting a significant portion of the provincial share of the cannabis tax sharing formula be provided to local governments.

CARRIED.

8.2 Request for Consideration on the Proposed Highway 4 Closures

Myrna Ratledge

2017-004

It was moved by Councillor McEwen and seconded by Councillor Noel
THAT Council receive correspondence item, "Request for Consideration on the Proposed Highway 4 Closures" for information, and direct Staff to notify Myrna Ratledge about the Ministry of Transportation meeting tomorrow.

CARRIED.

8.3 Request to Consider Changes to Short Term Rental Procedures

Kerry Harwood

2017-005

It was moved by Councillor McEwen and seconded by Councillor Mole

THAT Council receive correspondence item, "Request to Consider Changes to Short Term Rental Procedures" for information and to refer this item to the OCP review process.

CARRIED.

**8.4 Letter of Intent to Become a Cannabis Retailer
Andrew Hanson, Ucluelet Liquor Store**

2017-006

It was moved by Councillor Mole and seconded by Councillor Noel

THAT Council receive correspondence item, "Letter of Intent to Become a Cannabis Retailer" for information and refer the letter to staff.

CARRIED.

**8.5 Letters from Students to Mayor and Council
Ucluelet Secondary School Students**

2017-007

It was moved by Mayor St. Jacques and seconded by Councillor McEwen

THAT Council direct Staff to write a letter to the Ucluelet Secondary School students, thanking them for taking the time to write their letters and for their suggestions.

CARRIED.

9. INFORMATION ITEMS

**9.1 Ocean Protection Plan - Maritime Awareness Information System (MAIS) Update
Transport Canada, Pacific Region / Government of Canada**

**9.2 Notice of Victoria City Council's Resolution - Modernizing the BC Motor Vehicle Act
City of Victoria**

2017-008

It was moved by Councillor McEwen and seconded by Councillor Noel

THAT Council receive information items, 9.1 and 9.2 as a block.

CARRIED.

10. COUNCIL COMMITTEE REPORTS

10.1 Councillor Sally Mole
Deputy Mayor April – June

10.2 Councillor Marilyn McEwen
Deputy Mayor July – September

Vancouver Island Regional Library Board – Trustee

- AGM was January 20th
- New trustees on board, of the 39 there are 4 new

members, one of which is Councillor Cathy Thicke from Tofino.

- They elect their executive at this meeting and have 11 on their Board of Directors. Barry Avis, Chair and Steve Arnett, Vice Chair, with 9 on the executive committee.
- Funding: 6% provincial, 92% local/municipal levies, 2% other sources.
- Membership in Ucluelet: 12% kids, 4% teens, 80% adults. System wide: 11% kids, 6% teens, and 83% for adults.

10.3 Councillor Mayco Noel
Deputy Mayor October – December

10.4 Councillor Randy Oliwa
Deputy Mayor January – March

=> **Other Reports**

- Attended a Tofino Council meeting.
- Attended SD70 Board of Education meeting. On the December 12th agenda, information item noted the School District will commence with a SPIR and PDR report for Ucluelet Elementary School, Ucluelet Secondary for seismic upgrades. The reports are due to the Ministry by March 31st.
- Discussions with the Parent Advisory Committee in Ucluelet. Going to attend the Board of Education meeting as a Delegation in February.

2016-9

It was moved by Councillor Mole and seconded by Councillor Oliwa.

THAT Council direct Staff to request a meeting with the local School Board Staff and the West Coast Trustees when they meet next in Ucluelet.

CARRIED.

10.5 Mayor Dianne St. Jacques

Alberni-Clayoquot Regional District Board

- Met in December.
- Heard the delegation on the Huu-ay-aht First Nations and their partner in regards to the Steelhead LNG project that is moving forward. This project is still in the feasibility study stage; they are currently in the process of going around to

the communities to keep them informed as to what is transpiring. Long project; looking at floating on a pier at Sarita Bay.

- West Coast Resource Centre requested \$2,500 grant for the job expo again here on the coast and it was granted.

West Coast Committee

- Met last week. Had the Pacific Rim National Park Staff as a Delegation. They are doing a bio cell at the airport lands and it is from a contaminated Grice Bay location. This area will be encapsulated for the soil to be remediated. 7,000 cubic meters of soil will be remediated, construction to be an above ground structure which measures 20m x 200m x 2m and will commence in June; the project taking between 3-5 years.
- Marcie Dewitt spoke on the transportation study that will hopefully be completed by BC Transit this year to look at transportation from Hitatsu to Tofino and back.
- Pacific Rim National Park staff reported the ticket dispensers have been back up as of January 01. Youth 17 & under will be free.
- There is a new name for the Traverse Trail, it has been renamed to Ups-cheek ta-shee and is moving along on schedule.
- Airport update, Pacific Coastal will start their scheduled flights from Vancouver's South Terminal to Long Beach airport. Later in the Spring should see a Victoria to Tofino flight. Also of note: upgrades to the parking lot, extending the maintenance building, and putting in for a \$5.4 million grant through the federal government for apron rehabilitation.

DFO Fisheries Committees for Groundfish & Hake

- Economic development study to be done on the impacts of the fishery on the Coast and the factory ships and freezer trollers.
- Participated in which company would be awarded, and Gordon Gislason & Associates was awarded the contract.

2016-10

It was moved by Councillor Mole and seconded by Councillor McEwen.

THAT Council receive the committee reports as presented.

CARRIED.

11. REPORTS

11.1 Request to Remove Condition 1(b) from an October 10, 2017 Council Motion

Bruce Greig, Manager of Community Planning

2017-011

It was moved by Councillor Mole and seconded by Councillor McEwen

THAT Council approve recommendation 1 of report item, "Request of the removal of a subject from October 10th, 2017 approval for strata conversion of a commercial building located at 325 Forbes Road" which states:

- 1. THAT Council revise its October 10th, 2017 approval for a strata conversion of the commercial building located at 325 Forbes Road by removing subject 1.(b) requiring "the completion of individual service connections and meeting".*

CARRIED.

11.2 FCM Partners for Climate Protection (PCP) Program

Mark Boysen, Chief Administrative Officer

2017-012

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Council approve recommendation 1 & 2 of report item, "FCM Partners For Climate Protection (PCP) Program" which states:

- 1. THAT Council approve the resolution to Join the FCM-ICLEI (Local Governments for Sustainability) Partners for Climate Protection Program; and*
- 2. THAT Council approve the proposed 2018 Ucluelet Climate Action Project Plan.*

CARRIED.

11.3 Payroll Software Proposal

Barbara Millar, Manager of Finance

2017-013

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Council approve recommendation 1 & 2 of report item, "Payroll Software Proposal" which states:

- 1. THAT Council approve funding to change the District of Ucluelet payroll provider from Ceridian Canada to Temple Consulting Group.*
- 2. THAT Council authorize Staff to enter into a sole-source consulting with Temple Consulting for the Payroll and Human Resources Module.*

CARRIED.

11.4 Multiplex Survey Results Decision

Mark Boysen, Chief Administrative Officer

2017-014

It was moved by Councillor Mole and seconded by Councillor McEwen

THAT Council supports the Multiplex in principle and are committed to the Bylaw as it exists, however the District of Ucluelet does not have any further funds to contribute.

CARRIED.

12. LEGISLATION

12.1 REPORT - RZ17-03, CS-5 Side Yard Setback Zoning Bylaw Amendment

John Towgood, Planner 1

- 2017-015 **It was moved by Councillor McEwen and seconded by Councillor Noel**
THAT Council approve recommendation 1 of legislation item, "RZ17-03, CS-5 side yard setback zoning bylaw amendment" which states:
1. *THAT zoning amendment Bylaw No. 1219, 2017 be given third reading.*
CARRIED.

12.2 BYLAW - Bylaw No. 1219, 2017

- 2017-016 **It was moved by Councillor McEwen and seconded by Councillor Mole**
THAT Zoning Amendment Bylaw No. 1219, 2017 be given Third Reading.
CARRIED.

12.3 REPORT - Zoning Amendment for the Development of Black Rock Staff Housing

John Towgood, Planner 1

- 2017-017 **It was moved by Councillor Noel and seconded by Councillor McEwen**
THAT Council approve recommendation 1 of legislation item, "To amend zoning bylaw no. 1160, 2013 for the development of Lot 1, Plan VIP85870 as Black Rock Staff Housing" which states:
1. *THAT Zoning Amendment Bylaw No. 1224, 2018 be given first and second reading and advance to a public hearing, subject to the applicant providing a complete landscape plan for the proposed development.*
CARRIED.

12.4 BYLAW - Bylaw No. 1224, 2018

- 2017-018 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Zoning Amendment Bylaw No. 1224, 2018 be given First Reading.
CARRIED.

- 2017-019 **It was moved by Councillor Oliwa and seconded by Councillor Mole**
THAT Zoning Amendment Bylaw No. 1224, 2018 be given Second Reading.
CARRIED.

12.5 REPORT - Zoning Amendment for the Development of a Mixed Commercial/Multifamily Building

John Towgood, Planner 1

- 2017-020 **It was moved by Councillor Oliwa and seconded by Councillor Noel**
THAT Council approve recommendations A, B & C of legislation item, "To amend Zoning Bylaw NO. 1160, 2013 for the development of a mixed commercial/multi-family building on Lot B, District Lot 281, Clayoquot District, Plan VIP82211" which states:
A) *give first and second reading to Zoning Amendment Bylaw No. 1225, 2018;*

B) advance the bylaw to a public hearing; and,
C) indicate that final approval of the requested zoning amendment bylaw would be subject to registration of a Section 219 restrictive covenant on the title of the property to ensure that the development conforms to the plans submitted.

CARRIED.

12.6 BYLAW - Bylaw No. 1225, 2018

2017-021 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Zoning Amendment Bylaw No. 1225, 2018 be given First Reading.

CARRIED.

2017-022 **It was moved by Councillor Noel and seconded by Councillor McEwen**
THAT Zoning Amendment Bylaw No. 1225, 2018 be given Second Reading.

CARRIED.

2017-023 **It was moved by Councillor Noel and seconded by Councillor Oliwa**
THAT Council move past 10:00 pm as per the Council Procedures Bylaw.

CARRIED.

12.7 REPORT - Zoning Amendment to Change the Principal use on the Property at 506 Marine Drive *John Towgood, Planner 1*

2017-024 **It was moved by Councillor Oliwa and seconded by Councillor Noel**
THAT Council move recommendation 1 of legislation item, "Application to amend Zoning Bylaw No. 1160, 2013, to change the principal use on the property at 506 Marine Drive from Single Family Dwelling to Vacation Rental (VR-2)" which states:

1. *THAT the request to Amend Zoning Bylaw No. 1160, 2013 to change the principal use on Lot 2, Plan VIP80321, District 09 (506 Marine Drive) from Single Family Dwelling to Vacation Rental VR-2 not be approved at this time.*

CARRIED.

2017-025 **It was moved by Councillor Oliwa and seconded by Councillor McEwen**
THAT Council direct Staff to look at options for how short-term rentals fit within the long-term housing supply and suggest whether amendments to the zoning in residential neighbourhoods is warranted.

CARRIED.

13. LATE ITEMS

- Late items will be addressed here as addenda items.

14. NEW BUSINESS

14.1 Councillor McEwen

2017-026 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**

the remediation, building of a new marina and boat launch, and to outline the negative impacts that the closure has had on our region.

CARRIED.

14.2 Councillor Noel

- Questioned if Staff had been in contact with Telus regarding the 5g network, and wanted clarification if the 1% was only for landlines, or if it included cellular. CAO Mark Boysen stated Staff had been in contact but further communication will be taking place.
- Councillor Oliwa noted the taxation is in the Community Charter under utilities; also questioned if the District signed a contract with Telus for the 5g network. Staff to look into this further.

15. QUESTION PERIOD

16. CLOSED SESSION

17. ADJOURNMENT

17.1 Mayor St. Jacques adjourned the regular meeting at 10:42 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, January 23, 2018 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Dianne St. Jacques
Mayor



Mark Boysen
CAO