

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, December 10, 2019 at 2:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Mark Boysen, Chief Administrative Officer
 Donna Monteith, Chief Financial Officer
 Joseph Rotenberg, Manager of Corporate Services
 Bruce Greig, Manager of Community Planning
 Brent Ashton, Bylaw Officer
 John Towgood, Planner 1
 Nicole Morin, Corporate / Planning Clerk

Regrets:

1 CALL TO ORDER

1.1 Mayor Noël called the meeting to order at 2:30 pm.

2 ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

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

3 NOTICE OF VIDEO RECORDING

Council advised District of Ucluelet Staff, audience members and delegates that this Council proceeding is being video recorded and the recording will be live streamed or subsequently published on the District of Ucluelet's YouTube channel.

4 ADDITIONS TO AGENDA

4.1 Addition to Agenda Item No. 13.2. - Temporary Use Permit - 1861 Peninsula Road
 2019-12-06 Josie Love
 2016-12-09 Jonathan Cross YFN
 2019-12-10 Gertrude Touchie
 2019-12-10 Michelle Corfield

5 APPROVAL OF AGENDA

5.1 December 10, 2019 Regular Agenda

2019.001.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
 THAT Council approve the December 10, 2019 Regular Agenda as amended.

CARRIED.

6 ADOPTION OF MINUTES

6.1 November 20, 2019 Special Minutes

2019.002.REGULAR It was moved by Councillor Kemps and seconded by Councillor McEwen
THAT Council approve the November 20, 2019 Special Minutes as presented.

CARRIED.

6.2 November 26, 2019 Regular Minutes

Council noted a typo on page 9. It should read Waterworth, not Wataworth.

2019.003.REGULAR It was moved by Councillor Hoar and seconded by Councillor Kemps
THAT Council approve the November 26, 2019 Regular Minutes as amended.

CARRIED.

7 MAYOR'S ANNOUNCEMENTS

7.1 Mayor Noël noted:

- Steve Lang's retirement from the District of Ucluelet and thanked Steve for his years of service.
- Kennedy Flats Annual Back Roads Clean Up on December 7th was a great success, thanked all those who took part.

8 PUBLIC INPUT, DELEGATIONS & PETITIONS

8.1 Public Input

Dan Vedova, resident, noted that the province should be patrolling the areas where the back road cleanup occurred, as it falls in their jurisdiction.

He also commented on the temporary use permit (Agenda Item No. 13.2) being brought before Council, and noted the following:

- He lives across the street from the Thorton Motel and noted that the management of tenants is difficult given the landlord tenants act and referred to the difficulties at the Ucluelet Lodge.
- There are no cooking facilities on site so outdoor cooking may become an issue.
- He is concerned about the the possible occurrence of parties and how they will be monitored and controlled.
- That if granted this permit will further limit the supply of tourist accommodation.
- That three years is a long temporary use permit.

8.2 Delegations

Rebecca Hurwitz, Clayoquot Biosphere Trust (CBT)

Re: Ucluelet Community Fund

Rebecca Hurwitz, CBT, presented a slideshow, highlights included:

- Possibility of creating a Ucluelet Community Fund, including the fund structure and how it could contribute to Ucluelets' priorities.
- Funds would be pooled with other endowment funds, in fossil fuel-free investments with earnings returned to the District.
- Tofino used a similar tool to create a legacy fund for Councillor Dorothy Baird, combined with funds from Tourism Tofino.
- Noted that the fund is unique tool for philanthropy, and can be set up to be used in the case of disaster emergency response.

Council questions and comments:

- Are funds from different sources kept separately within the fund to track earnings? Ms. Hurwitz noted that funds from different sources are accounted for separately.
- Interest would be given annually? Ms. Hurwitz responded that yes it is returned if requested.
- Can spending of funds be overseen by Council? Ms. Hurwitz answered that it can be.

Marcie Dewitt, Alberni Clayoquot Child Care Action Plan Team

Re: Alberni Clayoquot Child Care Action Plan

Marcie Dewitt presented a slideshow, noting that this project included a(n):

- Inventory of child care spaces.
- Policy, plan and bylaw review.
- Regional parent survey presented which relied on anecdotal evidence.
- Early Childcare Education sector survey presented with anecdotal evidence.
- Interviews, focus groups and open houses.

Ms. Dewitt noted the following key findings:

- Top space needs are in infant/toddler & before/after school care.
- Options for parents - when and where they access child care is important.
- Child care has a tremendous economic impact on families and communities.
- There is a early child care and education sector staffing crisis

where workers are not sufficiently valued or compensated for the work performed.

Council questions & comments:

- Would it be helpful for Staff to write a letter of support for the 10 dollar-a-day childcare program to the local MLA and MP? Ms. Dewitt answered that it would be helpful.

Bob Hansen, WildsafeBC Pacific Rim
Re: Program Update - Support Request

Bob Hansen presented a slideshow, noting the following highlights:

- Reports of bears in residential areas are way up this year, particularly in November, probably due to great fruit yields and historically low chum salmon run numbers.
- Multi-pronged approach to engagement includes door to door bin tagging, and securing commercial bins with chain/carabeener.
- Plans for fruit gleaning and and electric fence loaner program to start next year.

Council questions & comments:

- Noted that 9 bears were shot and killed this year and asked where that occurred? Mr. Hansen answered 1 in Ucluelet, 2 in Millstream, 1 Ittatsoo, 2 Tofino, 2 or 3 in Ti-Histanis.
- Asked why we don't here about the bears being destroyed? Mr. Hansen noted this information has been published in the Westerly news as well as on his social media accounts.
- Is funding secured for 2020? Regional District has put in a request to provide 5 year funding for this program which would cover a portion of operational cost. The remainder will be raised through partnerships.
- Do you test electric fences? Mr. Hansen answered that he has done testing on a number of occasions for residents.

9 CORRESPONDENCE

9.1 Letter of Support for Canadian Libraries Access to Digital Content
Rosemary Bonanno, Executive Director, Vancouver Island
Regional Library

2019.004.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
THAT Staff send a letter of support for the right of Canadian libraries to access digital content for their communities.

CARRIED.

9.2 Alberni Clayoquot Health Network (ACHN) Member Recruitment 2019

Marcie Dewitt, ACHN Coordinator

2019.005.REGULAR **It was moved by Councillor McEwen and seconded by Mayor Noël**

THAT Councillor McEwen is appointed to Alberni-Clayoquot Health Network Transportation Working Group.

CARRIED.

9.3 Reef Point Strata Plan VIS 4490, 1012 Tyee Terrace, Ucluelet, BC - Water Meter Installation

Christine Brice, Strata Manager, Reef Point Strata Plan VIS 4490

Mark Boysen, Chief Administrative Officer noted that there is no plan to waive the fees at this point.

Council noted that it will be a hardship for the District to waive fees and directed that Staff take no action on this matter.

10 INFORMATION ITEMS

10.1 Hwy 4 Kennedy Hill Safety Improvements Traffic Interruptions Update

Erin Pomeroy, EAC Project Coordinator

11 COUNCIL COMMITTEE REPORTS

11.1 Councillor Rachelle Cole

Deputy Mayor October - December 2019

- Dec 5, attended EOC Training & Barkley Community Forest Partner Meeting.
- Dec 9, attended Government 101 with students from Ucluelet Secondary School.

11.2 Councillor Marilyn McEwen

Deputy Mayor November 2018 - March 2019

- Dec 4, attended Wild Pacific Trail Meeting.
- Dec 9, attended Government 101 with students from Ucluelet Secondary School.

11.3 Councillor Lara Kemps

Deputy Mayor April - June 2019

- Nov 29, participated in Midnight Madness festivities.
- Dec 13, attended Community Lunch at Ucluelet Community Centre by West Coast Community Resource Society.

- 11.4 Councillor Jennifer Hoar
Deputy Mayor July - September 2019
- Dec 4, attended Wild Pacific Trail Meeting.

- 11.5 Mayor Mayco Noël
- Dec 7, attended Fireman's Ball.
 - Dec 5, attended Barkley Community Forest Meeting.
 - Dec 9, attended Seaview Seniors' Society Meeting.

12 REPORTS

12.1 Cheque Listing *Nicole Morin, Corporate / Planning Clerk*

Council asked if a grant will be covering some of the Urban Systems cost, noted in line item no. 163? Mr. Boysen noted that these charges are related to the Open House and were not part of the monies covered by grant funding.

12.2 2020 Council Appointments *Mayco Noël, Mayor*

Council noted that Councillor McEwen needs to be added to table for the Alberni Clayoquot Health Network Transportation Working Group.

2019.006.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council approve recommendations 1 - 5 of the report item, "Five Year Financial Plan Meeting Schedule (2020-2024)" which state:

1. *THAT Councillor Cole be appointed as representative to the Alberni-Clayoquot Regional District Board (ACRD) and Councillor Kemps be appointed as alternate.*
2. *THAT Mayor Noël be appointed to the Ucluelet Health Centre Working Group.*
3. *THAT Councillor Cole be appointed to the ACRD West Coast Committee and ACRD Long Beach Airport Advisory Committee.*
4. *THAT Mayor and Council be appointed as Council Liaisons in accordance with Appendix A to this report.*
5. *THAT Councillors Cole, McEwen, Kemps, and Hoar be designated to serve as Deputy Mayor in accordance with Appendix A of this report.*

CARRIED.

13 LEGISLATION

13.1 Zoning Bylaw Amendment for 1178 Coral Way

Bruce Greig, Manager of Community Planning

Bruce Greig, Manager of Community Planning, presented this report. He noted the following:

- That this matter is about detached cottages and a development variance permit.
- This is a relatively large property.
- The proposed bylaw does not create a community wide amendment but could be seen as a pilot project.
- Council could consider what name they would like to apply to the particular type of accessory dwelling unit, i.e. coastal cabin, surf shack etc.
- That the applicant may not be present.

Council questions & comments:

- Noted that this is for long term rentals only and asked how this is policed? Mr. Greig answered that the short term rental is not allowed on properties with this type of zoning. He further noted that they actively monitor these types of rentals and the bylaw officer is responsible for this.
- Noted that the garage space is larger than the dwelling space and asked if there is a potential for the garage space to be split and become another dwelling? Mr. Greig answered that the bylaw would not permit a second dwelling unit and further noted that conversion of the garage would require a building permit.
- Noted that they want to see more of these secondary dwellings and it is possible and necessary trend.

2019.007.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**

THAT Council approve recommendation 1 of the report item, "Zoning Bylaw Amendment for 1178 Coral Way" which states:

1. *THAT District of Ucluelet Zoning Amendment Bylaw No. 1259, 2019, be given first and second reading and advanced to a public hearing.*

CARRIED.

2019.008.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council approve recommendation 2 of the report item, "Zoning Bylaw Amendment for 1178 Coral Way" which states:

2. *THAT Council give notice of its intent to consider issuing a Development Variance Permit to vary the following regulations within the Zoning Bylaw No. 1160, 2013, for the proposed construction of a detached accessory building containing a garage and accessory residential dwelling unit on the property at 1178 Coral Way as follows:*
 - a. *increase the permitted size of accessory buildings under section R-*

1.4.2 from a maximum combined total of 60m² (645ft²) to a maximum of 122m² (1,310ft²).

CARRIED.

13.2 Temporary Use Permit - 1861 Peninsula Road
Bruce Greig, Manager of Community Planning

Bruce Greig presented the report. He noted the following:

- The purpose is to allow a motel to be used for long term staff housing, which is longer than the 30 days currently allowed under the property's motel zoning.
- Conditions such as onsite manager, no cooking on hotplates and regular fire inspection apply as well as others outlined in report.
- Notice requirement has been met and it is appropriate to receive public input today.

Council invited the applicants to speak.

Dave Dawson, General Manager for Pacific Seafood Canada, which operates Ucluelet Harbour Seafoods spoke to the application. He noted the following:

- There is area near the laundry room, located near the rear of the building, which will be turned into a kitchen area for residents.
- It has been difficult finding suitable sewage treatment as well as finding people who want to live in trailers at the TRAPPA site (which the Applicant has a temporary use permit to use for employee housing).
- The applicant is recruiting workers from east coast of Canada.

Jonathan Cross, YFN, spoke to the application. He noted the following:

- The property has not been commercially successful as they hoped, and they have been exploring options for the property, including sale of the property.
- Pacific Seafood Canada's proposal for investing in the property is a very positive arrangement for YFN.
- Detailed the different types of accommodation that are available on the property including a small house and building with two bedroom apartments.

The Public was invited to speak.

Public questions & comments

Matt Harbidge, resident, asked how parties and noise complaints will be handled? Mr Dawson answered that there will be an onsite manager

who will handle these issues if they occur.

Dan Vedova, resident, noted the importance of maintaining trees as a buffer to the site as well as the importance of regular inspections and strong management who are able to evict non-compliant residents.

Council questions & comments:

- Noted that as this is a temporary permit which can be rescinded if permit conditions are violated.
- Asked if there would be storage for gear? Jonathan Cross, YFN, noted that gear would not be stored in any locations visible from the property's exterior.

2019.009.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
THAT Council approve recommendations 1 and 2 of report item "Temporary Use Permit - 1861 Peninsula Road" which state:

1. *THAT Council provide an opportunity for public comment on this item; and,*
2. *THAT, subject to public comment, Council authorize issuance of Temporary Use Permit 19-06 to allow residential and seasonal accommodation for up to three years in the Thornton Motel located at 1861 Peninsula Road.*

CARRIED.

13.3 Procurement and Disposal Policy **Donna Monteith, Chief Financial Officer**

2019.010.REGULAR **It was moved by Councillor Cole and seconded by Mayor Noël**
THAT Council approve recommendations 1 and 2 of report item "Procurement and Disposal Policy" which states:

1. *THAT Council adopt the proposed Procurement and Disposal Policy No 3-1200-5.*
2. *THAT Council repeal Procurement and Disposal Policy No 3-1200-4.*

CARRIED.

14 OTHER BUSINESS

14.1 Mayor Noël noted challenges with landfill accessibility and the lack of a green drop-off location which could result in some waste reduction.

He requested that Staff provide an update about the Frank Jones memorial and provide options for updating the memorial.

2019.011.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**
THAT Staff provide Council with options for rejuvenating the Frank Jones

Memorial site.

CARRIED.

15 QUESTION PERIOD

15.1 Geoff Lyons asked about late correspondence received. Council noted that copies of it were available with Manager of Corporate Planning.

16 CLOSED SESSION

16.1 Procedural Motion to Move In-Camera

2019.012.REGULAR **It was moved by Mayor Noël and seconded by Councillor Cole**

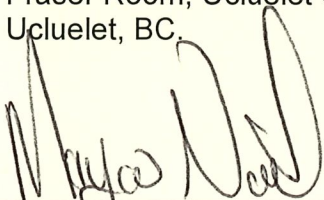
THAT the meeting be closed to the public in order to address agenda items under Section 90(1)(g) of the Community Charter.

CARRIED.

17 ADJOURNMENT

Mayor Noël adjourned the meeting at 4:55 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, December 10, 2019 at 2:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Mayco Noël
Mayor



Mark Boysen
CAO