

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, April 28, 2020 at 3:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole , Hoar, Kemps, and McEwen (all Councillors attended by video conference)
 Staff: Mark Boysen, Chief Administrative Officer
 Bruce Greig, Manager of Community Planning (attending by video conference)
 Joseph Rotenberg, Manager of Corporate Services
 Nicole Morin, Corporate / Planning Clerk
 Donna Monteith, Chief Financial Officer (attending by video conference)
 Abby Fortune, Manager of Parks and Recreation (attending by video conference)
 Rick Geddes, Fire Chief (attending by video conference)

Regrets:

1. CALL TO ORDER

1.1 The meeting was called to order at 3:30 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułu?if?ath First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members and delegates were advised that the Council meeting was being video recorded and broadcast on YouTube. Delegates and meeting participants were also advised that the meeting was being conducted via Zoom which may store data on foreign servers.

4. ADDITIONS TO AGENDA

4.1 Add "Late Agenda Item - Lot 13 Marine Drive" to legislation item 13.1, "Lot 13 Marine Drive - Proposed Affordable Housing."

4.2 Add "District of Ucluelet 2020 Proposed Budget Online Open House" to legislation item 13.2, "Five Year Financial Plan and Annual Tax Rates Bylaws" as as Appendix D to that report.

5. APPROVAL OF AGENDA

5.1 April 28, 2020 Regular Meeting Agenda

2020.066.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
THAT Council approve the April 28, 2020 Regular Meeting Agenda as amended.

CARRIED.

6. ADOPTION OF MINUTES

6.1 April 14, 2020 Regular Minutes

2020.067.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**
THAT Council adopt the April 14, 2020 Regular Council Meeting Minutes as presented.

CARRIED.

7. MAYOR'S ANNOUNCEMENTS

7.1 The Mayor thanked Ucluelet residents for their ongoing efforts to keep social distance.

8. PUBLIC INPUT, DELEGATIONS & PETITIONS

8.1 Public Input

Public Input Received Via Email During this Council Meeting

Joseph Rotenberg, Manager of Corporate Services, read an email received during the Council meeting from Elizabeth Tatchen about the proposed LOT 13 Marine Drive Affordable Housing Development.

8.2 Delegations

Michael Pearson, Ministry of Transportation and Infrastructure

Re: Kennedy Hill Safety Improvements

Michael Pearson and his colleagues at the Ministry of Transportation and Infrastructure provided an update about the Kennedy Hill Safety Improvements project. Council asked questions and raised concerns.

9. CORRESPONDENCE

9.1 Financial Hardship Property Tax Deferment Program Reinstatement

Fred Haynes, Mayor, District of Saanich

2020.068.REGULAR **It was moved by Mayor Noël and seconded by Councillor Hoar**
THAT Council direct Staff to prepare a letter to Minister Robinson in support of the letter from Mayor Haynes.

CARRIED.

9.2 **Long Weekend BC Ferry Traffic to Vancouver Island**
Al Siebring, Mayor, Municipality of North Cowichan

9.3 **Charter Fishing and Whale Watching Tours Ucluelet, COVID-19 Safe Re-opening**
Paul Grimston, Castaway Charters

2020.069.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
THAT Council refer the letter from Castaway Charters to the May 19, 2020 Harbour Authority Meeting.

CARRIED.

10. INFORMATION ITEMS

10.1 **Statistics Canada Survey: Impacts of COVID-19 on Canadians**
Statistics Canada

10.2 **COVID-19 Active Fishermen's Committee**
Secretariat, COVID-19 Active Fisherman's Committee (CVAFC)

11. COUNCIL COMMITTEE REPORTS

11.1 **Councillor Marilyn McEwen**
Deputy Mayor January - March 2020

- Apr 25: Vancouver Island Regional Library board meeting.
- Wild Pacific Trail Society Meeting scheduled for May 13.
- Wild Pacific Trail Society AGM scheduled for May 31.

11.2 **Councillor Lara Kemps**
Deputy Mayor April - June 2020

- Weekly Vancouver Island Coast Economic Development Alliance meetings.
- BC Chamber of Commerce weekly calls.
- Protocols about reopening all sectors of the economy will be introduced by Provincial officials next week.
- Working with the Tofino Chamber of Commerce to support the Buy BC Local Campaign.

11.3 **Councillor Jennifer Hoar**
Deputy Mayor July - September 2020

- Wild Pacific Trail Society Meeting is scheduled for May 13.

- Wild Pacific Trail Society AGM scheduled for May 31.
- Reminded residents to attend the Co-Op alone.

11.4 Councillor Rachelle Cole
Deputy Mayor October - December 2020

- Attended ACRD Budget, EOC and Regular meetings.
- Clayoquot Biosphere Trust (CBT) Virtual Open House is scheduled for April 29.
- Will attend the CBT AGM.

11.5 Mayor Mayco Noël

- Weekly calls with Hon. MLA Fraser.

12. REPORTS

12.1 Public Participation in Council Meetings during COVID-19
Joseph Rotenberg, Manager of Corporate Services

Council discussed the implications of closing Council Chambers during open Council Meetings and requested clarification about the public input and questions that would be read during Council Meetings.

Mr. Rotenberg clarified that public input and questions received via email during Council meetings would be read.

2020.070.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
THAT Council approve recommendation 1 of report item "Public Participation in Council Meetings during COVID-19" which states:

1. *THAT Council direct Staff to:*
 - a. *close Council Chambers to the public during open Council meetings until Ministerial Order No. M083 expires;*
 - b. *read public input submitted to communityinput@ucluelet.ca during open Council meetings at the "Public Input" section of the Agenda until Council Chambers is reopened to the public; and,*
 - c. *read questions submitted to communityinput@ucluelet.ca during open Council meetings at the "Question Period" section of the Agenda until Council Chambers is reopened to the public.*

CARRIED.

13. LEGISLATION

13.1 Lot 13 Marine Drive - Proposed Affordable Housing
Bruce Greig, Manager of Community Planning

Mr. Greig, Manager of Community Planning, presented this report which included discussion about:

- the public input received about LOT 13,
- the development process,
- modification of the master development agreement and the modified section 219 covenant (also referred to as the "No Subdivision Covenant with Option to Purchase"),
- the Affordable Home Ownership Program, and
- the revised recommendations presented in the "Late Agenda Item - Lot 13 Marine Drive" report.

Mr. Greig answered Council questions.

Mr. McClane, representative of ACMC Holdings Ltd (the development company), answered Council questions.

2020.071.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
THAT Council approve recommendation 1 of legislation item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended by the addition of "Late Agenda Item - Lot 13 Marine Drive" which states:

1. THAT Council give third reading to Ucluelet Zoning Bylaw Amendment Bylaw No. 1269, 2020;

CARRIED.

2020.072.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**
THAT Council approve recommendation 2 of legislation item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended by the addition of "Late Agenda Item - Lot 13 Marine Drive" which states:

2. THAT Council authorize execution of the Assignment of Master Development Agreement by ACMC Holdings Ltd. and Weyerhaeuser Company Ltd.;

CARRIED.

2020.073.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**
THAT Council approve recommendation 3 of legislation item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended by the addition of "Late Agenda Item - Lot 13 Marine Drive" which states:

3. THAT Council indicate that it is prepared to authorize modification of Master Development Agreement and Covenant EX125879 on lands owned by Weyerhaeuser Company Ltd., concurrent with the registration of the "No Subdivision Covenant with Option to Purchase" being registered on the title of Lot 13;

DEFEATED.

2020.074.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council approve recommendation 4 of legislation item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended by the addition of "Late Agenda Item - Lot 13 Marine Drive" which states:

4. THAT Council authorize the discharge of "No Build" covenant FB154873 from the title of Lot 13, concurrent with the registration of the "No Subdivision Covenant with Option to Purchase" on the property's title;

CARRIED.

2020.075.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
THAT Council approve recommendation 5 of legislation item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended by the addition of "Late Agenda Item - Lot 13 Marine Drive" which states:

5. THAT Council indicate that the offer for the municipality to contribute \$320,000 to support the development of affordable housing on Lot 13 would remain valid until December 1st, 2021, subject to the developer obtaining all other necessary approvals;

CARRIED.

2020.076.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemp**
THAT Council approve recommendation 6 of legislation item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended by the addition of "Late Agenda Item - Lot 13 Marine Drive" which states:

6. THAT Council adopt Ucluelet Zoning Bylaw Amendment Bylaw No. 1269, 2020;

CARRIED.

2020.077.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
THAT Council approve recommendation 7 of legislation item "Lot 13 Marine Drive - Proposed Affordable Housing" as amended by the addition of "Late Agenda Item - Lot 13 Marine Drive" which states:

7. THAT Council adopt Ucluelet Housing Agreement Bylaw No. 1270, 2020.

CARRIED.

13.2 Five Year Financial Plan and Annual Tax Rates Bylaws ***Donna Monteith, Chief Financial Officer***

Donna Monteith, Chief Financial Officer, presented this report which included discussion about:

- the budget process including the public input process
- the differences between the 2019 and 2020 budgets

- the impact of COVID-19 on the 2020 budget
- revenues and expenditures
- the effect of proposed budget on property taxes
- property tax penalty dates
- business license fee exemption

2020.078.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Cole**
THAT Council approve recommendation 1 of legislation item, "Five Year Financial Plan and Annual Tax Rates Bylaws" which states:

1. *THAT the "District of Ucluelet 2020–2024 Financial Plan Bylaw No. 1274, 2020" be given first reading.*

CARRIED.

2020.079.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Cole**
THAT Council approve recommendation 2 of legislation item, "Five Year Financial Plan and Annual Tax Rates Bylaws" which states:

2. *THAT the "District of Ucluelet 2020–2024 Financial Plan Bylaw No. 1274, 2020" be given second reading.*

CARRIED.

2020.080.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council approve recommendation 3 of legislation item, "Five Year Financial Plan and Annual Tax Rates Bylaws" which states:

3. *THAT the "District of Ucluelet Annual Tax Rates Bylaw No. 1275, 2020" be given first reading.*

CARRIED.

2020.081.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**
THAT Council approve recommendation 4 of legislation item, "Five Year Financial Plan and Annual Tax Rates Bylaws" which states:

4. *THAT the "District of Ucluelet Annual Tax Rates Bylaw No. 1275, 2020" be given second reading.*

CARRIED.

13.3 Fire Safety Inspection Draft Bylaw Proposal ***Rick Geddes, Fire Chief***

2020.082.REGULAR **It was moved by Councillor Cole and seconded by Councillor Hoar**
THAT Council approve recommendation 1 of legislation item "Fire Safety Inspection Draft Bylaw Proposal" which states:

1. *THAT the "District of Ucluelet Fire Safety Inspection Bylaw No. 1265, 2020" be given first reading.*

CARRIED.

2020.083.REGULAR **It was moved by Councillor Cole and seconded by Councillor McEwen**
*THAT Council approve recommendation 2 of legislation item "Fire Safety
Inspection Draft Bylaw Proposal" which states:*

*2. THAT the "District of Ucluelet Fire Safety Inspection Bylaw No. 1265,
2020" be given second reading.*

CARRIED.

2020.084.REGULAR **It was moved by Councillor Cole and seconded by Councillor Hoar**
*THAT Council approve recommendation 1 of legislation item "Fire Safety
Inspection Draft Bylaw Proposal" which states:*

*3. THAT the "District of Ucluelet Fire Safety Inspection Bylaw No. 1265, 2020"
be given third reading.*

CARRIED.

14. OTHER BUSINESS

14.1 There was no other business.

15. QUESTION PERIOD

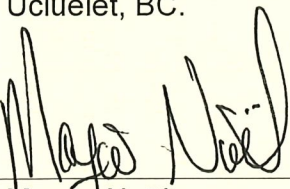
15.1 Questions Received Via Email During this Council meeting.

There were no additional questions received before the question period.

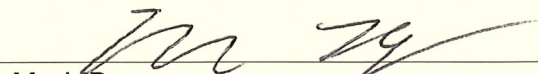
16. ADJOURNMENT

16.1 The meeting was adjourned at 6:30 PM.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting
held on Tuesday, April 28, 2020 at 3:30 pm in the George Fraser
Room, Ucluelet Community Centre, 500 Matterson Road,
Ucluelet, BC.



Mayco Noël
Mayor



Mark Boysen
CAO