



**6. ADOPTION OF MINUTES**

**6.1 January 12, 2021, Regular Council Minutes**

Council recommended the removal of "Nothing to Report" under the Council Committee Report section.

2021.2046.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**  
*THAT Council adopt the January 12, 2021, Regular Council Minutes as amended.*

CARRIED.

**6.2 January 21, 2021, Special Council Minutes**

2021.2047.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**  
*THAT Council adopt the January 21, 2021, Special Council Minutes as presented.*

CARRIED.

**6.3 January 26, 2021, Regular Meeting Minutes**

The Mayor requested that the individuals that worked on the Spring Cove Trail be named in the Mayor's Announcement section of these minutes.

2021.2048.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**  
*THAT Council adopt the January 26, 2021, Regular Minutes as amended.*

CARRIED.

**7. UNFINISHED BUSINESS**

There was no unfinished business.

**8. MAYOR'S ANNOUNCEMENTS**

The Mayor wished residents a happy and safe Valentines Day and Family Day weekend.

**9. PUBLIC INPUT & DELEGATIONS**

**9.1 Public Input**

**Public input via Zoom.**

There was no public input via Zoom.

**Public input via email to [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca).**

There was no public input via email.

**9.2 Delegations**

**Joanne Sales, Executive Director, Broombusters Invasive Plant Society**  
**Re: Scotch Broom Invasion in Beautiful Ucluelet**

Ms. Sales noted Scotch Broom in and around Ucluelet. She outlined the history of Broombusters, discussed the environmental impact of the Scotch Broom, measures that can be taken to control this plant, and how Broombusters can assist the District with this issue.

Council recommended that Broombusters contact the Ucluelet Rotary Club to coordinate future broom cutting and noted that the issue has been raised with the Ministry of Transportation and Infrastructure.

Warren Cannon, Manager of Operations, outlined the District's approach to managing Scotch Broom.

**10. CORRESPONDENCE**

**10.1 Canadian Rangers Patrol Urban Patrol Exercise**  
***Emily Coombs, Patrol Commander, Ucluelet Canadian Ranger Patrol***

**10.2 AVICC January Update - New Meeting Date, Resolution Deadline Reminder, UBCM EA Forum. LGLA Forum**  
***AVICC***

2021.2049.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**  
***THAT Councillors Cole, Hoar and McEwen attend the 2021 AVICC convention.***

CARRIED.

**10.3 Coastal Restoration Society - Request for letter of support**  
***Andrea McQuade and Joshua Temple, Director, Coastal Restoration Society***

Mr. Temple outlined Coastal Restoration Society's history, mandate, grant application to the Clean Coast, Clean Water Initiative, and future projects in the region.

Council invited Mr. Temple to attend a Harbour Authority meeting in the fall of 2021 to provide a project update.

2021.2050.REGULAR **It was moved by Mayor Noël and seconded by Councillor Hoar**  
***THAT Council direct Staff to write a letter of support for the Coastal Restoration Society's application to the Clean Coast, Clean Waters Initiative fund for their project to remove debris in the Clayoquot and Barkley Sound.***

CARRIED.

**10.4 Fire Emergency Equipment Funding for Small Rural Communities**  
***Denis Dugas, Mayor, Port Hardy***

2021.2051.REGULAR **It was moved by Mayor Noël and seconded by Councillor McEwen**

***THAT Council support Mayor Dugas' letter to the Minister of Municipal Affairs regarding fire and emergency equipment funding for small rural communities.***

CARRIED.

**10.5 Requesting a letter from the District of Ucluelet**  
***George Hanson, President, VIEA***

Council discussed the proposed letter of support and recommended that it also address:

1. the construction of a highway between the communities of Port Alberni and Comox; and,
2. the review of restriction regarding the width and height of vehicles.

2021.2052.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

***THAT Council direct Staff to submit a letter in support of VIEA's supply chain resiliency project.***

CARRIED.

**11. INFORMATION ITEMS**

**11.1 Pilot Car Requirement Changes for Information**  
***Nicole Hilborne, Policy Advisory, Commercial Transport, Ministry of Transportation and Infrastructure***

**12. COUNCIL COMMITTEE REPORTS**

**12.1 Councillor Marilyn McEwen**  
***Deputy Mayor January - March 2021***

- January 30 - Attended the Vancouver Island Regional Library, Annual General Meeting. Gabby Wickstrom was elected Chair, membership grew in 2020 and online visits are growing.
- February 3 - 4 - Attended the Local Government Leadership Academy Local Government Leadership Forum. Nora Young of CBC was the keynote speaker. Councillor McEwen noted presentations about the challenges of attracting a diverse group of individuals to run for office, including younger residents.

**12.2 Councillor Lara Kemps**  
***Deputy Mayor April - June 2021***

- January 27 - Attended the DPAC meeting. Noted conversations

regarding class length and additional online support for parents that are homeschooling.

- February 3 - Attended the PAC meeting. Discussed communication issues between parents and staff, and fundraising issues.

### **12.3 Councillor Jennifer Hoar** ***Deputy Mayor July - September 2021***

- February 3 - Attended a Wild Pacific Trail Society meeting. The Society is seeking an education coordinator. Additional work on the lighthouse loop has been completed.
- February 3 - 4 - Attended the Local Government Leadership Academy Local Government Leadership Forum. Councillor Hoar noted discussion regarding resiliency and crisis management as well as climate change and sustainability. She also noted the following catch phrases:
  - "You can manage a crisis but you cannot continually manage a crisis", "Unity in community" and, "Be a good ancestor".

### **12.4 Councillor Rachelle Cole** ***Deputy Mayor October - December 2021***

- February 3 - 4 - Attended the Local Government Leadership Academy Local Government Leadership Forum. Councillor Cole noted the presentations about smart cities and diversity.
- Reported that Councillor Cole will serve on the West Coast Committee, Long Beach Airport Advisory Committee, Personnel Committee, Fisheries Committee, Parks Service Review Committee and, Alberni Clayoquot Health Network.
- February 8 - Attended the Alberni Clayoquot Health Network table of Partners.
- Attended a Coastal Family Resource Coalition meeting.
- February 3 - Attended the Elementary School PAC meeting. Councillor Cole has filled the role of the Second Seat and encouraged others to join PAC.

### **12.5 Mayor Mayco Noël**

The Mayor requested that the SD 70 School Board Trustee, Sandra Leslie, present to Council at a future date and encouraged Councillor Cole to table the Scotch Broom issue at a future ACRD board meeting.

2021.2053.REGULAR **It was moved by Mayor Noël and seconded by Councillor Kemps**  
***THAT this meeting recess for five minutes.***

CARRIED.

## 13. REPORTS

### 13.1 Development Permit and Rezoning Request for 1672 Cedar Road *John Towgood, Planner 1*

The meeting was recessed at 4:35 PM. Council returned to the session at 4:43 PM.

Bruce Greig, Manager of Community Planning, presented this report. He explained the development permit application and rezoning application for Resort Condo use on the ground floor and the second building story. He noted that Staff is in support of issuing the permit but not the rezoning application.

Mr. Greig explained the zoning history of the property and the history of buildings that used to be on site. He described the current proposal, the site layout, proposed parking, and the recommended permit conditions.

Guthrie LeFevre, the applicant, advocated for the rezoning. He noted that the rezoning would give him the flexibility to rent long-term or short-term, and he has no intention of stratifying the property.

Council discussed the tax implications of the property's zoning, difficulties raising capital to build on commercial sites, the existence of condominiums on Cedar Rd., and the need for a sidewalk in the area.

Council noted the lack of long-term housing in Ucluelet and that short-term accommodations undermine long-term housing supply. Council also pointed out that the building previously on site, had a residential unit and that the applicant could apply to rezone the property at a later date.

2021.2054.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**

*1. THAT Council, with regard to the proposed development of a 4-unit mixed-use building at 1672 Cedar Road, authorize issuance of the requested Development Permit, subject to the applicant providing the following for review and approval by staff:*

*i. revised building plans to articulate the front face of the building and/or side walls at the corners to reduce the appearance of the building mass - given the close proximity to the street and relationship to adjacent properties;*

*ii. confirmation that the siting of the proposed building is acceptable to BC Hydro given the nearby overhead power lines and their distance from the proposed building;*

*iii. confirmation of suitability of the proposed emergency access and/or additional fire suppression measures within the building;*

iv. further detailed architectural, civil and landscape architectural plans showing the following:

1. details of shed / bicycle enclosure; and,

2. details of screening for waste & recycling bins;

v. detail of proposed on- and off-site works affecting the streetscape including grading of the sidewalk, grading and surface of area between new sidewalk and existing edge of pavement, use and treatment of space between new sidewalk and the proposed building, details and species proposed within the planters and boulevard landscaping;

vi. cost estimate of the proposed off-site works and landscaping; and,

vii. landscape deposit in the amount of 125% of the estimated cost of the proposed works.

CARRIED.

2021.2055.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**  
2. **THAT** Council reject the requested zoning amendment to permit resort condominium use within the proposed building at 1672 Cedar Road, and indicated to the applicant that shifting from residential uses to condominium short-term rentals is not supported in this location without a proposal for how the development would contribute to the supply of long-term housing in the community.

CARRIED.

**13.2 Development Permit and Covenant Modification for 590 Marine Drive**  
**John Towgood, Planner 1**

Bruce Greig, Manager of Community Planning, outlined the requested covenant modification and development permit, and recommended permit conditions. He explained the covenant must be modified because the applicant plans to develop a six-unit multifamily building rather than a seven-unit multifamily building with a commercial unit.

Mr. Greig outlined the site's zoning history, the site design, and the character of the proposed buildings.

Council discussed accessibility issues with the proposed building design. Mr. Greig noted that the building codes do not mandate these types of buildings to be universally accessible but Council could consider requiring the developer to address accessibility issues. Council discussed tax issues as they relate to residential properties.

2021.2056.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**  
**THAT** Council, in regard to Lot B, District Lot 281, Clayoquot District, Plan VIP82211 (590 Marine Drive), authorize the following:  
a. modification of Covenant CA7109503 to reflect the six-unit multifamily building and associated landscaping, sidewalk, and parking

area proposed in this application.

b. issuance of Development Permit DP20-16 for a six-unit multifamily building and associated landscaping, sidewalk, and parking area, subject to the Developer providing:

- i. final detailed civil and landscape plans, for review and approval by District staff;
- ii. cost estimate of the proposed off-site works and landscaping; and,
- iii. landscape security deposit in the amount of 125% of the estimated cost of the proposed works.

CARRIED.

**13.3 ICIP Investing In Canada Infrastructure Resilience Program - COVID 19 Infrastructure Stream (CVRIS) Adaptation, Resilience & Disaster Mitigation (ARDM) Program Grant Application  
Warren Cannon, Manager of Operations**

Mr. Cannon explained the grant funding stream and the Sanitary Sewer Auxiliary Power project. He noted that the grant funding covers 100% of eligible costs.

2021.2057.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Hoar**

1. **THAT** Council direct Staff to apply to the Investing in Canada Infrastructure Program- Adaptation, Resilience & Disaster Mitigation Stream (ARDM) for grant funding for the Sanitary Sewer System Auxiliary Power project; and,
2. **THAT** Council supports the Sanitary Sewer System Auxiliary Power project and commits to its share of any associated ineligible costs and cost overruns, if needed.

CARRIED.

**13.4 Cheque Listing - January 2021  
Joseph Rotenberg, Manager of Corporate Services**

**13.5 Resolution Tracking - January 2021  
Joseph Rotenberg, Manager of Corporate Services**

Council requested information about the status of the building permits for the Raven Lodge. Staff will provide that information at a later date.

**14. LEGISLATION**

There were no legislation items.

**15. OTHER BUSINESS**

There was no other business.

**16. QUESTION PERIOD**



**16.1 Questions via Zoom.**

There were no questions via Zoom.

**16.2 Questions via communityinput@ucluelet.ca.**

There were no questions via email.

**17. CLOSED SESSION**

**17.1 Procedural Motion to Move In-Camera**

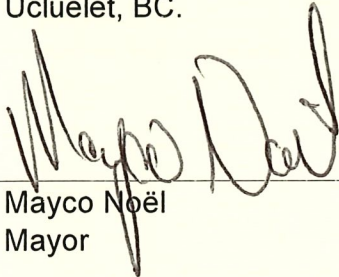
2021.2058.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Kemp**  
*THAT the meeting be closed to the public in order to address agenda items  
under Section 90(1)(c) of the Community Charter.*

CARRIED.

**18. ADJOURNMENT**

The meeting was adjourned at 7:02 PM.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting  
held on Tuesday, February 9, 2021 at 3:30 pm in the George  
Fraser Room, Ucluelet Community Centre, 500 Matterson Road,  
Ucluelet, BC.



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Mayco Noël  
Mayor



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Joseph Rotenberg  
Corporate Officer