

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE
Thursday, February 9, 2023 at 4:00 PM

Present: **Chair:** Mayor McEwen
 Council: Councillors Anderson, Hoar, Kennington, and Maftai
 Staff: Donna Monteith, Chief Financial Officer
 Bruce Greig, Director of Community Planning
 Abby Fortune, Director of Parks and Recreation
 Rick Geddes, Fire Chief
 Joseph Rotenberg, Manager of Corporate Services
 John Towgood, Municipal Planner
 Monica Whitney-Brown, Planning Assistant
 Samantha McCullough, Executive Assistant

Regrets:

1. CALL TO ORDER

The meeting was called to order at 4:00 PM on February 9, 2023.

1.1 ACKNOWLEDGEMENT OF THE YUULU?I?ATH

Council acknowledged the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.

1.2 NOTICE OF VIDEO RECORDING

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

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

3.1 February 9, 2023, Regular Agenda

The Mayor requested that Item 10.1 "Canadian Red Cross Community Assistance Team Partnership" be moved to item 5.0 to expedite Red Cross's presentation.

2023.2052.REGULAR *It was moved and seconded **THAT** the agenda be amended to deal with "Canadian Red Cross Community Assistance Team Partnership" as agenda item 5.0.*

CARRIED.

2023.2053.REGULAR *It was moved and seconded that the February 9, 2023, Regular Council Meeting Agenda be adopted as amended.*
CARRIED.

4. ADOPTION OF MINUTES

4.1 January 24, 2023, Regular Minutes

Council noted that Barkley is misspelled on page 11 of the Agenda Package.

2023.2054.REGULAR *It was moved and seconded **THAT** the January 24, 2023 Regular Minutes be adopted as amended.*
CARRIED.

4.2 January 31, 2023, Committee of the Whole Minutes

2023.2055.REGULAR *It was moved and seconded **THAT** the January 24, 2023 Committee of the Whole Special Minutes be adopted as presented.*
CARRIED.

4.3 January 31, 2023, Special Council Minutes

2023.2056.REGULAR *It was moved and seconded **THAT** the January 31, 2023 Special Minutes be adopted as presented.*
CARRIED.

5. CANADIAN RED CROSS COMMUNITY ASSISTANCE TEAM PARTNERSHIP

Rick Geddes, Fire Chief, presented this report, and noted the Community Evacuation drill planned for April.

Elaine Fisher, Canadian Red Cross Community Assistant Advisor, described the Community Assistance Team program which is a pilot program intended to provide unique supports for the development of community preparedness plans in rural communities like Ucluelet. Ms. Fisher also described the particulars of supports being implemented in Ucluelet and provided a project update.

Ms. Fisher responded to Council questions related to engaging visitors and other communities that have participated in Red Cross's Community Assistance Program.

6. BYLAWS

6.1 Revenue Anticipation Borrowing Bylaw No. 1325, 2023 Donna Monteith, Chief Financial Officer

Ms. Monteith presented this report and explained the proposed Bylaw.

2023.2057.REGULAR *It was moved and seconded **THAT** Council give first, second and third readings to Revenue Anticipation Borrowing Bylaw No. 1325, 2023.*
CARRIED.

6.2 Zoning Amendment and Development Variance Permit for 1300 Peninsula Road
John Towgood, Municipal Planner

Bruce Greig, Director of Community Planning, presented this report.

2023.2058.REGULAR *It was moved and seconded **THAT** Council, with regard to the proposed development of 5 affordable housing units at 1300 Peninsula Road give first and second reading to District of Ucluelet Zoning Amendment Bylaw No. 1324, 2023.*
CARRIED.

2023.2059.REGULAR *It was moved and seconded **THAT** Council, with regard to the proposed development of 5 affordable housing units at 1300 Peninsula Road, direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1324, 2022, and Development Variance Permit 23-02.*
DEFEATED.

Council noted that the Bylaw's number is 1324, 2023 not 1324, 2022. The motion was defeated to move a resolution with the correct bylaw number; 1324, 2023.

2023.2060.REGULAR *It was moved and seconded **THAT** Council, with regard to the proposed development of 5 affordable housing units at 1300 Peninsula Road direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1324, 2023, and Development Variance Permit 23-02.*
CARRIED.

7. REPORTS

7.1 Development Permit for 449 Matterson Drive - Lot 16 Rental Building
Monica Whitney-Brown, Planning Assistant

Bruce Greig, Director of Community Planning, presented this report and outlined the proposed Development Permit.

The Applicant's representative, Alfred Korpershoek, described the form and character of the proposed apartment building, which is intended to be both affordable and efficient. The applicant addressed Council questions related to parking, green space, balconies, storage, building colour scheme, and construction completion dates.

2023.2061.REGULAR

*It was moved and seconded **THAT** Council authorize the Director of Community Planning to execute and issue Development Permit DP22-18 for the property at 449 Matterson Drive to allow the construction of a 48-unit rental apartment building and associated driveways, parking, and landscaping subject to:*

- a) Final registration of the subdivision of the Lot 16 property to create the proposed "lot A" apartment building parcel at 449 Matterson Drive;*
- b) Provision of all on and off-site works required to access and service the 48-unit rental apartment building including but not limited to: roads, sidewalks, landscaping, parking areas, potable water, sewer, storm water management, electrical and data services; and,*
- c) Provision of a landscape deposit for 125% of the estimated costs of hard and soft landscape improvements on the property.*

CARRIED.

7.2 Temporary Use Permit 23-02 (Lot 16, Marine Drive)
Monica Whitney-Brown, Planning Assistant

Ms. Whitney-Brown presented this report and responded to Council questions related to the proposed Temporary Use Permit and generator noise. Ms. Whitney-Brown, and Bruce Greig, Director of Community Planning, also addressed Council questions related to residing in Recreational Vehicles during construction in commercial and residential zones.

The Applicant's representative, Kyle Cochrane, addressed Council questions related to generator noise. He noted that whisper generators approved for use in Manufactured Home Parks would be used only in mornings and evenings. He also noted that workers would not be on site during weekends and that the Applicant is open to obtaining temporary hydro service instead of using generators as well as other noise mitigation options.

The Mayor provided an opportunity for members of the public to provide input on the proposed Temporary Use Permit. The Clerk read two emails in opposition to the permit:

1. Destiny Poruchny, 1449 Victoria Road, sited concerns with noise, the impact of temporary worker housing on neighbourhood and noted the availability of commercial camping options;
2. Deborah McMillan, 445 Marine Drive, sited concerns with noise, sanitation, wildlife interactions, and the duration of the proposed permit. She also noted the availability of commercial camping options.

Council discussed concerns related to noise from generator use, wildlife interactions, as well as the availability of commercial campsites.

2023.2062.REGULAR *It was moved and seconded **THAT** Council reject the application for Temporary Use Permit 23-02.*

CARRIED.

**7.3 Development Variance Permit 23-01 (651 Rainforest Drive)
Monica Whitney-Brown, Assistant Planner**

Ms. Whitney-Brown presented this report, outlined the proposed Development Variance Permit, and noted the subject construction site is a forested area that is already disturbed.

The Applicant, John Harkin, addressed Council questions related to the proximity of the Variance area and riparian zones on the property. Mr. Harkin noted that he has strived to protect trees on the property.

The Mayor provided an opportunity for members of the public to provide input on the Development Variance Permit. There was no public input.

Council discussed the proposed Development Variance Permit and noted concerns related to setting precedents for the issuing permits to vary setbacks. Council also discussed the proposed Variance's relationship to riparian zones on the property.

Bruce Greig, Director of Community Planning, addressed Council questions related to the role and legislative history of Development Variance Permits.

2023.2063.REGULAR *It was moved and seconded **THAT** Council authorize the Director of Community Planning to execute and issue Development Variance Permit DVP23-01 to allow the construction of a guest cottage and associated deck with a minimum interior side yard setback of 4.3 metres from the lot line whereas section GH.6.1 of the District of Ucluelet Zoning Bylaw No. 1160, 2013 requires 7.5 metres for an accessory guest cottage.*

CARRIED.

8. NOTICE OF MOTION

There were no notices of motion.

9. CORRESPONDENCE

**9.1 DVP Letter of Support - 2010 Cynamocka Road
Chris Bozman**

**9.2 Heritage Week
Kirsten Clausen, Executive Director, Heritage BC**

9.3 Introduction to Social Procurement for Elected Officials and Senior Leadership
Rob Fisher, Project Coordinator, British Columbia Social Procurement Initiative

2023.2064.REGULAR *It was moved and seconded **THAT** Councillor Anderson represent the District of Ucluelet at the British Columbia Social Procurement Initiative Workshop scheduled for April 12, 2023.*

CARRIED.

10. INFORMATION ITEMS

10.1 Southern Resident Killer Whale Bulletin - Public Survey Open!
Department of Oceans and Fisheries

11. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS

11.1 Councillor Shawn Anderson
Deputy Mayor, April 1 - June 30, 2023

11.2 Councillor Jennifer Hoar
Deputy Mayor, January 1 - March 31, 2023

- Jan. 28, 2023 - Attended the Vancouver Island Regional Library Board Annual General Meeting.
- Feb. 1, 2023 - Attended a Wild Pacific Trail Society Board Meeting. Planning for Whale Festival events and the need for a naturalist were discussion items.

11.3 Councillor Ian Kennington
Deputy Mayor, July 1 - September 30, 2023

- Attended UDI Understanding Developments Realities Zoom Conference, where financing challenges and tools for Municipalities to support development were discussed.

11.4 Councillor Mark Maffei
Deputy Mayor, October 1 - December 31, 2023

Councillor Maffei noted that University of Victoria Geography students are working:

- with students at the Ucluelet Secondary School to develop a curriculum which is based on place based learning; and,
- with the Raincoast Education Society to collect information data that supports the designation of the Barkley Sound as an Important Bird Area.

11.5 Mayor Marilyn McEwen

- Jan. 25, 2023 - Attended an Alberni Clayoquot Regional District Board Meeting.
- Jan. 31, 2023 - Attended the District of Ucluelet Societies' Committee of the Whole Meeting
- Jan. 31, 2023 - Attended a District of Ucluelet Special Council Meeting which focused on the budget.
- Feb. 1, 2023 - Attended an Alberni Clayoquot Regional District session on developing a Council Code of Conduct.
- Feb. 2, 2023 - Attended a Resort Community Mayor's meeting via Zoom. At this meeting Resort Municipalities Initiative funding was discussed. Of the 14 Resort Communities there are only two female Mayors.
- Feb. 7, 2023 - Attending a meeting with Samantha Hackett from the West Coast Multiplex Society.
- Feb. 8, 2023 - Attended a Berkley Community Forest Board Meeting. A tour for Mayor and Council is being coordinated and a meeting with Mayor and Council will be held on April 12 at the new Toquaht Nation community centre in Macoah.
- Feb. 8, 2023 - Attended an Alberni Clayoquot Regional District Board Meeting where a presentation from Broom Busters was received.
- Feb. 9, 2023 - Attended the Alberni Clayoquot Regional District Budget Meeting.
- Feb. 10, 2023 - Will attend meeting with Island Health and meet with MLA Osborne.
- Feb. 15 - 17, 2023 - Will attend Local Government Leadership Academy conference in Nanaimo.

12. QUESTION PERIOD

There were no questions.

13. CLOSED SESSION

There was no closed session.

14. ADJOURNMENT

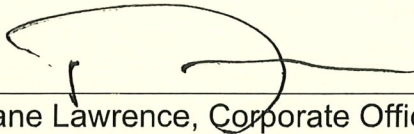
14.1 Procedural Motion to Adjourn Meeting

2023.2065.REGULAR *It was moved and seconded that the February 9, 2023, Regular Meeting be adjourned.*

CARRIED.

The meeting was adjourned at 5:39 PM on February 9, 2023.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Thursday, February 9, 2023 at 4:00 pm in the Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



Duane Lawrence, Corporate Officer



Marilyn McEwen, Mayor