

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE
Thursday, June 8, 2023 at 4:00 PM

Present: **Chair:** Mayor McEwen
 Council: Councillors Anderson, Hoar, Kennington, and Maffei
 Staff: Duane Lawrence, Chief Administrative Officer
 Bruce Greig, Director of Community Planning
 Abby Fortune, Director of Parks and Recreation
 Joseph Rotenberg, Manager of Corporate Services
 Monica Whitney-Brown, Planning Assistant

Regrets:

1. CALL TO ORDER

The June 8, 2023 Regular Council Meeting was called to order at 4:00 PM.

1.1 ACKNOWLEDGEMENT OF THE YUULU?IL?ATH

Council acknowledged the Yuulu?il?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 Deletion of Item 8.1 - Rezoning Application 23-04 - 1624 Larch Road

The Mayor noted that the Applicant has requested that Item 8.1 be removed from the agenda because adjusted plans are being submitted.

2023.2156.REGULAR *It was moved and seconded **THAT** item 8.1 of the Agenda be deleted and the agenda be renumbered accordingly.*

CARRIED.

3.2 June 8, 2023 Regular Meeting Agenda

2023.2157.REGULAR *It was moved and seconded **THAT** the June 8, 2023 Regular Council Meeting Agenda be approved as amended.*

CARRIED.

4. ADOPTION OF MINUTES

4.1 May 9, 2023 Regular Council Minutes

2023.2158.REGULAR *It was moved and seconded **THAT** the May 9, 2023 Regular Council Meeting Minutes be adopted as presented.*

CARRIED.

4.2 May 16, 2023 Special Council Minutes

2023.2159.REGULAR *It was moved and seconded **THAT** the May 16, 2023 Special Council Meeting Minutes be adopted as presented.*

CARRIED.

5. PUBLIC INPUT & DELEGATIONS

5.1 Delegations

**Surfrider Pacific Rim
Re: Take Back the Tap Campaign**

Sophie Peters presented the Take Back the Tap Campaign on behalf of Surfrider Pacific Rim. Surfrider requested that Council consider Bylaw amendments intended to prohibit the sale of plastic water bottles that are one litre or less in size.

Surfrider provided information about the impact of single use plastic water bottles on the marine environment and the impact of microplastics on human health. Surfrider also noted support among the business community for the prohibition.

Council noted limited water bottle refill stations in Ucluelet and Surfrider noted that they have been applying for grants to build new stations. Surfrider also responded to Council questions related to the disposal of plastic water bottles.

6. UNFINISHED BUSINESS

There was no unfinished business.

6.1 Procedural motion to move into Committee of the Whole

2023.2160.REGULAR *It was moved and seconded **THAT** Council go into a Committee of the Whole meeting.*

CARRIED.

7. COMMITTEE OF THE WHOLE

7.1 Growth Analysis & Options (Revisited)

Bruce Greig, Director of Community Planning

Mr. Greig presented this report which provides background on Council's decision to include a "low-ish" growth scenario in the District of Ucluelet Official Community Plan. He also provided an overview the of growth analysis presented at the time of this decision along with policies that could be used to influence growth. Mr. Greig also noted that growth trends are not linear and the District may currently be in a higher growth period.

In response to Council questions, Mr. Greig:

- estimated that the low growth scenario would result if, the currently zoned lots were build out as zoned (this estimate excludes properties that require Development Permits or subdivision approval); and,
- noted the need to review utility master plans to ensure they align with projected and actual growth.

Council discussed:

- current growth and noted that it may trend closer to the medium projections than the "low-ish" projections;
- the tools that can be used to influence growth and Council's roll in this sphere;
- optimal growth levels;
- housing affordability and economic implications;
- infrastructure capacity and efficient infrastructure use;
- the impact of short-term accommodations on growth;
- distinguishing the impact of B&Bs from hotels;
- construction costs and housing affordability; and
- demand for attainable housing.

8. BYLAWS

9. REPORTS

9.1 CMHC Housing Accelerator Fund

Bruce Greig, Director of Community Planning

Mr. Greig presented this report. He provided details about the CMHC Housing Accelerator Fund which incentives housing starts and provides additional bonuses for the construction of specific types of housing. Mr. Greig noted that in order to meet the grant fund deadline Staff would have to prioritize the application.

Council discussed the broad range of acceptable uses for CMHC Housing Accelerator Funds. They include infrastructure

maintenance/improvement and may include financial incentives offered by a municipality to construct specific types of housing like Accessory Dwelling Units or legalize of secondary suites. Council also discussed the prioritizing the construction of ADUs.

2023.2161.REGULAR *It was moved and seconded **THAT** Council direct staff to prepare an application to the CMHC Housing Accelerator Fund (HAF) program as a strategic priority.*

CARRIED.

**9.2 DVP for Residential Addition at 272 Main Street
John Towgood, Municipal Planner**

Bruce Greig, Director of Community Planning, presented this report and described the proposed variances.

The Applicant, Mr. Picciano, addressed Council and noted his plan to construct a passive house, challenges with the site, the form and character of the improvements, preservation of harbour views, challenges with providing onsite parking, and planned residential uses.

2023.2162.REGULAR *It was moved and seconded **THAT** Council, with regard to the proposed residential addition at 272 Main Street (Lot 1, District Lot 282, Clayoquot District, Plan 12287) direct staff to give notice for Development Variance Permit DVP23-05.*

CARRIED.

**9.3 Canada Day Road Closure
Abigail K. Fortune, Director of Parks and Recreation**

Ms. Fortune presented this report.

2023.2163.REGULAR *It was moved and seconded **THAT** Council authorize the closure of a portion of Fraser Lane between Main Street and Jamie's Whaling Station from 8:00 a.m. to 4:00 p.m. in front of the Village Green annually on July 1st for the District of Ucluelet Canada Day event.*

CARRIED.

**9.4 Ukee Days Annual Road Closure and Noise Bylaw
Abigail K. Fortune, Director of Parks & Recreation**

Ms. Fortune presented this report.

2023.2164.REGULAR *It was moved and seconded:
THAT Council authorize the closing of a portion of Fraser Lane between Main Street and Jamie's Whaling Station from 10:00 a.m. to 10:00 p.m. annually on the last Friday of July, for Ukee Days activities; and,*

THAT Council authorize the temporary closure of Peninsula Road between Matterson Road and Seaplane Base Road from 10:00 a.m. to 10:45 a.m. annually on the last Saturday of July for the Ukee Days parade; and further,

THAT Council to authorize Ukee Days festivities to act outside of the Noise Control Bylaw No. 915, 2003, Section 3 (g) and grant an extension up to 11:30 p.m. at the Ukee Days Fairgrounds 160 Seaplane Base Road on the last Saturday of July, annually, for the Ukee Days event.

CARRIED.

9.5 Yuuluʔiʔath Canoe Log
Duane Lawrence, Chief Administrative Officer

Mr. Lawrence presented this report.

2023.2165.REGULAR *It was moved and seconded **THAT** Council authorize staff to work with the Yuuluʔiʔath Government on the return of the canoe log, including the existing signage and fencing, to Hitacu.*

CARRIED.

2023.2166.REGULAR *It was moved and seconded **THAT** the Regular Council Meeting be recessed for five minutes.*

CARRIED.

The meeting was recessed at 6:11 PM and resumed at 6:17 PM.

9.6 UBCM Minister Meetings
Duane Lawrence, Chief Administrative Officer

Mr. Lawrence presented this report.

Council discussed the following potential UBCM meeting requests:

- A meeting with the RCMP to request additional coverage;
- A meeting with the Minister of Agriculture and Food or the Minister of Jobs, Economic Development and Innovation to discuss seaweed farming in the area; and
- A meeting with the Minister of Health to discuss introducing a visiting rotation of doctors to provide complex care to residents.

The CAO noted timing issues with preparing the meeting requests.

2023.2167.REGULAR *It was moved and seconded **THAT** Council direct staff to prepare ministerial meeting request(s) on the following topic for the 2023 Union of British Columbia Municipalities conference:*

- *health care.*

CARRIED.

10. NOTICE OF MOTION

There were no notices of motion.

11. CORRESPONDENCE

11.1 Ucluelet Racquet Sport Club Correspondence
Ucluelet Racquet Sport Members

In response to Council questions, Mr. Lawrence noted the limited useful life of the Sea Plane Base and related financial challenges with improving this facility.

11.2 Invite to attend How Local Government Can Support a Circular Economy Webinar
Vancouver Island Coast Economic Developers Association

12. INFORMATION ITEMS

12.1 Yuułuʔiłʔatḥ Government, 2023-2027 Members of the Legislature

The Mayor congratulated the President McCarthy and the other recently elected Members of Yuułuʔiłʔatḥ Government Legislature.

2023.2168.REGULAR *It was moved and seconded **THAT** Council direct Staff to write a letter of congratulation from the Mayor and Council to President McCarthy and the other Members of the Yuułuʔiłʔatḥ Government Legislature.*

CARRIED.

12.2 Council Strategic Plan Priority Update
Duane Lawrence, Chief Administrative Officer

Mr. Lawrence provided background on this information and noted updates to Council's strategic priorities related Director of Finance recruitment and prioritization of HAF program.

Council discussed the importance of regularly reviewing this document and the possibility of prioritizing cellular connectivity along Highway 4. Mr. Lawrence provided an update on this project.

12.3 Resolution Tracking - May 2023
Joseph Rotenberg, Manager of Corporate Services

Council sought updates from staff on several follow-up items.

12.4 United in Support for BC Salmon Farmers and Canadian Food Production
Sheri Beaulieu, Canadian Aquaculture Industry Alliance

12.5 Invitation to Meet with BC Hydro During UBCM Conference
Ted Olynyk, Manager of Community Relations, BC Hydro

12.6 Vancouver Island - Sunshine Coast Community Relations - 2022 Annual Report
BC Hydro

The Mayor noted grant opportunities offered by BC Hydro.

12.7 Homes for People Action Plan
Ruth Hoyte, Mayor, District of Coldstream

12.8 Legislative Reform Initiative: Building the Case
Association of Vancouver Island and Coastal Communities Annual Conference

12.9 Pacific Aquaculture Transition - What We Heard Report Phase 1 and 2
Fisheries and Oceans Canada

13. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS

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

Councillor Anderson attended an Alberni-Clayoquot Health Network meeting where the quarterly and strategic plan updates were presented.

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

Councillor Hoar attended the Vancouver Island Regional Library Board meeting on June 3, where reconciliation actions were considered. Councillor Hoar noted that library cards can be used to access newspapers online.

Councillor Hoar also noted the Glee Club will be performing their adaption of Narnia on June 9 and 10 at the Ucluelet Community Centre.

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

Councillor Kennington noted that the Ministry of Transportation and Infrastructure has determined that there is no road damage to Highway 4 near Cameron Lake.

13.4 Councillor Mark Maftei
Deputy Mayor, October 1 - December 31, 2023

Councillor Maftei attended a Clayoquot Biosphere Trust meeting where input on CBT's Vital Signs document was solicited.

13.5 Mayor Marilyn McEwen

The Mayor noted the Highway 4 closure due to the Cameron Bluffs wildfire and the related detour route which will be closed between 1:00 and 9:00 PM on June 9th to address a motor vehicle incident.

Mayor McEwen:

- attended Barkley Community Forest Corporation and Alberni-Clayoquot Regional District (ACRD) meetings on May 10th;
- met with District Group to discuss Minato Bay development on May 12th;
- chaired the District of Ucluelet Special Council and Harbour Authority meetings on May 16th;
- met with Island Health to discuss their RFP related to a local primary care facility on May 17th;
- met with the Executive Director of Tourism Tofino on May 18th;
- attended a ACRD Board meeting on May 19th;
- met with Watt Consulting regarding public transit options for the west coast on May 31st;
- attended meeting with the resort municipality mayors, where it was noted that destination marketing efforts are to destination management efforts on June 1st;
- attended a Island Coast Economic Trust Board meeting where recent funding to the Trust was discussed June 2;
- attended a West Coast Committee meeting where a transportation company was selected to provide interim public transit services on the west coast on June 7; and,
- met with MLA Osborne regarding the Cameron Lake Bluffs wildfire and the alternate detour route on June 8.

Mayor McEwen also noted an art show featuring Marla Thirsk at the Pacific Rim Art Society Gallery as well as a related event on June 10th from 10 AM to 3 PM.

2023.2169.REGULAR *It was moved and seconded **THAT** the meeting be recessed for five minutes.*

CARRIED.

The meeting was recessed at 7:09 PM and returned to session at 7:10 PM.

14. QUESTION PERIOD

There were no questions.

15. CLOSED SESSION

15.1 Procedural Motion to Move In-Camera

2023.2170.REGULAR

*It was moved and seconded **THAT** the meeting be closed to the public in order to address agenda items under Section 90(1)(a), and (c) of the Community Charter. These matters relate to*

- personal information about an identifiable individual who is being considered for a position appointed by the municipality; and*
- labour relations or other employee relations.*

CARRIED.

The meeting was closed to the public at 7:15 PM. The meeting returned to open session at 7:31

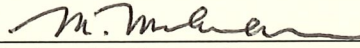
16. ADJOURNMENT

The meeting returned to open session at 7:31 PM and adjourned at 7:31 PM.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Thursday, June 8, 2023 at 4:00 pm in the Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



Duane Lawrence, Corporate Officer



Marilyn McEwen, Mayor