

DISTRICT OF UCLUELET
MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN ACTIVITY ROOM ONE IN THE UCLUELET COMMUNITY CENTRE
500 MATTERSON DRIVE
Monday, May 13, 2024 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
 James MacIntosh, Director of Engineering Services
 Nancy Owen, Executive Assistant

Regrets:

1. CALL TO ORDER

The 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.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

3.1 May 13, 2024 Special Committee of the Whole Agenda

2024.2030.COW *IT WAS MOVED AND SECONDED:*

***THAT** the May 13, 2024 Special Committee of the Whole Agenda be approved as presented.*

CARRIED.

4. REPORTS

4.1 Housing Workshop (Verbal Report)

Bruce Greig, Director of Community Planning

Mr. Greig provided an overview of the local housing environment.

The Committee discussed future growth projections/objectives and alignment with the Official Community Plan, infrastructure capacity challenges, community housing needs, and tools for the regulation of vacant lots, short-term rentals, and long-term rentals. The Committee also explored opportunities for expanding the range of housing types

permitted in Ucluelet's zoning bylaw.

In general terms:

- The Committee's view on community growth scenarios (low-medium-high) was varied. They agreed that growth should focus on diversified housing developments.
- The Committee was generally in support of a new residential zoning model.
- The Committee was also in support of using flexible zoning to focus on a variety of housing unit types.
- The Committee's view was varied on maintaining existing zoning for Short-Term Rental (STR) properties and varied on limiting STRs on undeveloped lots.

2024.2031.COW *IT WAS MOVED AND SECOND:
THAT the Special Committee of the Whole continue past three and a half hours.*

CARRIED.

This resolution was adopted at 7:28 PM.

5. CLOSED SESSION

There was no closed session.

6. ADJOURNMENT

6.1 Procedural Motion to Adjourn

2024.2032.COW *IT WAS MOVED AND SECONDED:
THAT the May 13, 2024 Special Committee of the Whole Meeting be adjourned.*

CARRIED.

The meeting was adjourned at 8:53 PM.

CERTIFIED CORRECT:

Duane Lawrence, Corporate Officer

Marilyn McEwen, Mayor