



REGULAR MEETING OF COUNCIL

George Fraser Community Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet, and

Electronically via Zoom ([Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings))

Tuesday, September 3, 2024 @ 4:00 PM

MINUTES

Present: **Chair:** Mayor McEwen
Council: Councillors Anderson, Hoar (via Zoom), Kennington, and Maftei
Staff: Duane Lawrence, Chief Administrative Officer
Bruce Greig, Director of Community Planning
James MacIntosh, Director of Engineering Services
Rick Geddes, Fire Chief
Joseph Rotenberg, Manager of Corporate Services
Madeleine Haynes, Planning Assistant
Nancy Owen, Executive Assistant

Regrets:

1. CALL TO ORDER

The September 3, 2024, Regular Council Meeting was called to order at 4:00 PM.

1.1 ACKNOWLEDGEMENT OF THE YUULU?IŁ?ATH

Council acknowledged the Yuulu?ił?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.

1.3 Maple Ridge 2024 BC Summer Games - Acknowledgement of Local Participants' Achievements

The Mayor recognized residents of Ucluelet and Tofino that medaled at the 2024 BC Summer Games.

2. LATE ITEMS

2.1 Additional Public Hearing Written Submissions Related to Bylaw Nos. 1337, 2024 and 1322, 2024

2.2 Support Documentation Related to Item 9.3. "4-Way Stop at Peninsula Road and Bay Street (Verbal Report)"

2024.2257.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the agenda be amended by:

- *adding the late item titled "Additional Public Hearing Written Submissions Related to Bylaw Nos. 1337, 2024 and 1322, 2024", under item 6.3; and*
- *adding the late item titled "Support Documentation Related to Item 9.3 "4-Way Stop at Peninsula Road and Bay Street (Verbal Report)" under item 9.4?*

CARRIED.

3. APPROVAL OF THE AGENDA

3.1 September 3, 2024, Regular Council Meeting Agenda

2024.2258.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the September 3, 2024, Regular Council Agenda be adopted as amended.

CARRIED.

4. ADOPTION OF MINUTES

4.1 June 11, 2024 Regular Council Meeting Minutes

2024.2259.REGULAR *IT WAS MOVED AND SECONDED:*

THAT Council adopt the June 11, 2024, Regular Council Meeting Minutes as presented.

CARRIED.

4.2 July 30, 2024 Regular Council Meeting Minutes

2024.2260.REGULAR *IT WAS MOVED AND SECONDED:*

THAT Council adopt the July 30, 2024, Regular Council Meeting Minutes as presented.

CARRIED.

5. PUBLIC INPUT & DELEGATIONS

5.1 Delegations

Josh Jenkins, Executive Director, Ucluelet Chamber of Commerce

Re: Community Economic Development - Partnership with the District of Ucluelet

The Delegate outlined the Chamber's 2024 workplan including their work developing the Ucluelet Economic Development Strategy. The Delegate described the Economic Development Committee, the Chamber's plan for communicating with Council, Chamber capacity issues, and a proposed partnership with the District of Ucluelet to enhance economic development efforts.

The Chamber requested that Council provide \$35,000 in funding for the Ucluelet Economic Development Strategy. The Chamber also requested a letter of support for their Rural Economic Diversification and Infrastructure Program application for phase two of the Ucluelet Economic Development Strategy.

2024.2261.REGULAR

IT WAS MOVED AND SECONDED:

***THAT** Council refer the Chamber of Commerce's request to staff for a report to be presented at the September 24th Council meeting.*

CARRIED.

6. PUBLIC HEARINGS

6.1 District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024, and District of Ucluelet Zoning Amendment Bylaw No. 1322, 2024

The Mayor provided a brief legislative history of Bylaw No. 1337, 2024, and noted that this is the second public hearing on Bylaw No. 1337, 2024 and Bylaw No. 1322, 2024.

The Mayor outlined the public hearing rules and Staff outlined how members of the public can participate in-person and electronically. Staff further noted that all related documents were available for review at the place of the meeting and on the District's website.

The Mayor opened the public hearing on District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024, and District of Ucluelet Zoning Amendment Bylaw No. 1322, 2024 at 4:18 PM.

6.2 Proposed Bylaws & Related Information

The Director of Community Planning provided a brief overview of the subject bylaws in general terms.

6.3 Related Written Correspondence Received During the Notice Period

The Mayor noted the written correspondence in the agenda package, including the late item. The following summarizes that correspondence:

- Patricia Sieber, Carl Sieber, and Silva Johnson (Helen Road) wrote in opposition to the development. They raised concerns with increased density, Helen Road's capacity for increased traffic, the Causeway's narrow road width, and the potential precedent approving this development could set. They further outlined difficulties associated with widening the road but acknowledged the need for housing in Ucluelet.
- Lindsey Black (Helen Road), wrote in opposition to the subject bylaws and noted the development would not be consistent with Official Community Plan policy 3.155. Ms. Black further noted concerns with pedestrian safety, increased density, and the development's impact on the area's natural state.
- Shirley and Keith Martin (Helen Road), wrote in opposition to the development. They cited concerns with the density of the development and increased traffic.
- Benoît Sandjian (Helen Road), outlined a number of questions related to the development. The questions related to parking, the housing capacity of each dwelling unit, affordability, vegetation retention, and impact on land values.
- Jennifer Yakimishyn and Darren Salisbury (Helen Road), wrote in opposition to the development. They raised concerns related to density, traffic, and the narrow width of the Causeway.
- Leanne Pelosi (Helen Road), wrote in opposition to the development and noted concerns related to density, ecological impact, and pedestrian safety.
- Kristen O'Keefe (Rupert Road), wrote in opposition to the development and noted concerns related to density, ecological impact, pedestrian safety, and issues with emergency vehicle access to Helen Road.
- Tracy Eeftink (Helen Road), wrote in opposition to the development. She cited concerns related to density and setting a precedent for future development approvals in the neighbourhood.
- Christine Skucas (Helen Road), wrote in opposition to the development and cited concerns related to density, traffic, road widths, and community impact.
- Thomas Burley (Helen Road), wrote in opposition to the development. He noted that the original intent of the developed lots were for single family homes or a lodge with 2 guesthouses, and that multi-family dwellings on a lot would degrade the value of the surrounding properties.
- Paul Zhan (the Developer's Agent) wrote to advocate for the rezoning of the property. He noted the proposal is in line with the

province's housing plan to increase residential density and is a opportunity to address housing shortages in Ucluelet.

- Spencer O'Brien (Marine Drive) wrote in opposition to the development. She cited concerns related to road and lot density, loss of greenspace and wildlife corridors, and pedestrian safety.
- Shirley and Keith Martin (Helen Road) wrote in opposition to the development and reiterated their concerns with the density of the development and increased traffic.
- Bridget Reichert Kelly (Resident) wrote in opposition to the development. She noted concerns related to excessive density, environmental impacts, pedestrian safety, and the location being unsuitable for high density.
- Adrian Marcoux (Resident) wrote in opposition to the development and cited concerns related to road and lot density, loss of greenspace and wildlife corridors, and pedestrian safety.
- Leanne Pelosi (Helen Road), wrote in opposition to the development and reiterated her concerns related to density, ecological impact, and pedestrian safety.
- Jennifer Yakimishyn and Darren Salisbury (Helen Road), wrote in opposition to the development. They raised concerns related to current infrastructure and overall community vision.
- Tracy Eeftink (Helen Road), wrote in opposition to the development. She cited concerns related to traffic flow and suitability of low-income housing in the area.

6.4 Applicant Presentation

The applicant was invited to speak. The applicant did not speak at this time.

6.5 Public Input

The Mayor called three times for speakers.

Tracey Eeftink (Helen Road), spoke in opposition to the development. She noted her letter and concerns with the following:

- increased density and lower income housing in this area;
- Helen Road's narrow width; and
- setting a precedent for future development on Hyphocus Island.

Patricia Sieber (Helen Road), spoke in opposition to the development. She noted that the proposed density is not appropriate for this site.

Dennis Morgan (Helen Road), noted that the District should maintain a public database of all developments that are underway. He noted that no development plans or drawings are available for public review. Staff

clarified that the development plans and drawings were included in the agenda package. Mr. Morgan further noted that restrictions should be put in place to prohibit short-term rentals on the property. Council clarified that short-term rentals would not be permitted under the proposed zoning but are permitted under the property's current zoning.

Lisbeth Edwards (Helen Road), spoke in opposition to the development and noted concerns with the increased traffic and speeding. Ms. Edwards further noted the need for speedbumps on Helen Road and challenges with installing a sidewalk in the area.

The Developer's agent, Paul Zhan (Vancouver), noted that the development would result in six units, which is permitted under the current zoning. He further noted that under the proposed zoning, short-term rentals would not be permitted, which helps to address local housing shortages. Mr. Zhan also noted that the proposed development would have limited impact on local traffic.

Matt Harbidge (Peninsula Road), noted the proposed development would result in fair market value homes not affordable or attainable homes.

Nancy Lobaw (Rainforest Drive), did not object to the development but noted that it would be a unique development in the area. She noted that the proposed zoning would not increase the sites density, the living area for the units would be 1500 sqft, the current zoning allows for taller buildings than proposed in the development, and potential traffic on Helen Road would likely be reduced by the zoning amendment as short-term rentals would not be permitted. Ms. Lobaw further noted that there would be an increase of four parking spots under the proposed zoning to a minimum of 9 parking spots. She recommended that the 9 parking spot minimum be converted into a maximum to address traffic concerns and that the owner be encouraged to designate which parking spots are assigned to which unit. Ms. Lobaw noted potential tax revenues from the development and the shoreline setback provides a wildlife corridor that is larger than recommended by the Qualified Environmental Professional.

Todd Evelina (resident), noted a trend of residents wanting housing to be developed but not in their neighbourhood. He further noted that increased density is required to address local housing shortages. Mr. Evelina noted that Councillor Anderson has a potential conflict of interest as his wife submitted a letter in opposition to this development.

The Mayor closed the public hearing on District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024, and District of

7. UNFINISHED BUSINESS

7.1 Clarification re: Section 4(1) of the District of Ucluelet Development Application Procedures Bylaw 1350 (Verbal Report)

Bruce Greig, Director of Community Planning

Mr. Greig, presented this verbal report. He explained that section 4(1) of the Development Application Procedure Bylaw No. 1350, 2024, enables Council to waive rules set out in that bylaw through a unanimous vote of Council members present at a meeting. Mr. Greig noted that a unanimous vote is commonly required where procedural rules are suspended and provided examples from other local bylaws.

8. BYLAWS

8.1 Rezoning and OCP Amendment for 1061 Helen Road

Anneliese Neweduk, Planner

The Mayor noted the public hearing held on the subject bylaws earlier in the meeting and explained that the following motion was defeated on June 25th:

- **THAT** Council give third reading to District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024.

The Mayor further noted that she required reconsideration of this motion on July 9th, because there was confusion about the current uses allowed on the property. The vote to reconsider was deferred to this meeting, so a second public hearing could be held.

In response to Council questions, Staff clarified that the property's current zoning allows short-term rentals and under the proposed zoning short-term rentals would be prohibited.

Council discussed the motion and considered the following:

- whether the rezoning would result in increased density and whether that density is appropriate for the area;
- whether the rezoning would cause increased traffic and its impact;
- pedestrian and vehicle safety issues associated with the width of Helen Road and the Causeway;
- ingress and egress challenges;
- public input received at the public hearings;
- the need for increased housing supply;
- the need for additional information related to widening Helen

Road in this area and the Causeway to improve pedestrian and vehicle safety; and

- deferring the motion on third reading of Bylaw Bylaw No. 1337, 2024 until after a report on widening Helen Road is presented.

2024.2262.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council give third reading to District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024.*

2024.2263.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council defer consideration of the motion to give District of Ucluelet Official Community Plan Amendment Bylaw No. 1337, 2024 third reading, until Council receives a staff investigation into the feasibility of widening Helen Road.*

CARRIED.

8.2 Records Management Bylaw Update - Adoption **Joseph Rotenberg, Manager of Corporate Services**

2024.2264.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council adopt Records Management Bylaw No. 1353, 2024.*

CARRIED.

9. REPORTS

9.1 Peninsula Road Paving Update and Line Paint Options **James MacIntosh, Director of Engineering Services**

Mr. MacIntosh presented this report and slides which depict the proposed line painting.

Council discussed the recommended line painting and planned paving.

2024.2265.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council reject Option A and wait to consider all highway line painting and other highway improvements until such time as funds are in hand to do the job properly.*

DEFEATED.

2024.2266.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council authorize Option A of the highway line painting configuration to be completed as presented in Report No. 24-89.*

CARRIED.

9.2 Mobile Vending Application - KIKAN **Madeline Haynes, Planning Assistant**

Ms. Haynes presented this report.

The Applicant outlined KIKAN'S current operations and menu, and noted that she is seeking to move the food truck to the Army Navy Air Force because of its central location in Ucluelet.

2024.2267.REGULAR *IT WAS MOVED AND SECONDED:*

THAT Council approve the issuance of a mobile vending business license for the "KIKAN" food truck proposed to be located at 1708 Peninsula Road, Lot 1, Plan VIP5190, Clayoquot District.

CARRIED.

9.3 4-Way Stop at Peninsula Road and Bay Street (Verbal Report) Councillor Maftei

Councillor Maftei presented this verbal report in opposition to the new stop sign on Peninsula Road at Bay Street. Councillor Maftei submitted that:

- stop signs are not an effective means of speed control;
- stop signs should be used as a last resort;
- stop signs redirect traffic to other areas, which in Ucluelet's case, are residential;
- vehicles ignore stop signs when they are unnecessary; and
- removing stop signs where appropriate, increases safety and reduces greenhouse gasses.

Councillor Maftei further submitted that implementing a 30km/hour speed limit throughout Ucluelet is the best way to increase traffic and pedestrian safety.

2024.2268.REGULAR *IT WAS MOVED AND SECONDED:*

THAT District Staff present a report on the feasibility and justification for:

- a. the implementation of a blanket 30 km/hour speed limit in the community;*
- b. the removal of the stop-sign on Peninsula Road at Bay Street (the ones on Bay Street can and should stay); and*
- c. the removal of any other extraneous signage at intersections in the community.*

CARRIED.

10. NOTICE OF MOTION

There were no notices of motion.

11. CORRESPONDENCE

11.1 Request for Letter of Support for REDIP Funding Application Michelle Hall, Donor Relations & Biosphere Centre Campaign, Clayoquot Biosphere Trust

2024.2269.REGULAR *IT WAS MOVED AND SECONDED:*

THAT Council issue a letter of support for Clayoquot Biosphere Trust's application to the Rural Economic Diversification and Infrastructure Program for funding to construct the Clayoquot Sound Biosphere Centre.

CARRIED.

2024.2270.REGULAR *IT WAS MOVED AND SECONDED:
THAT the meeting be recessed for five minutes.*

CARRIED.

The meeting was recessed at 6:34 PM. The meeting returned to session at 6:40 PM.

11.2 Water Situation

Lara Kempf, Assistant General Manager, Black Rock Resort

In response to Council questions, Staff provided an update on the Water Filtration project, which is at the preliminary design stage. Staff also outlined the water testing regime and applicable safe water criteria.

12. INFORMATION ITEMS

12.1 RCMP Monthly Policing Report - July 2024

Marc Jones, Sergeant, Ucluelet RCMP Detachment

12.2 Hyphocus Development

Lisbeth Edwards, Resident

12.3 Lot 543 (Hyphocus) Comments

Dennis Morgan, Resident

12.4 Eliminate Fossil Fuel Funding of SILGA and UBCM

Mayor Victor I. Cumming, City of Vernon

12.5 UBCM Resolution - Fail to Appear Charges in Policing Statistics

Mayor Michelle Staples, City of Duncan

12.6 City of Pitt Meadows Resolutions to Reform the Farm Property Tax System

Mayor Nicole MacDonald, City of Pitt Meadows

12.7 Consultation on Marine Shellfish Licence Reissuance and Conditions of Licence

Reagan Newcom, A/Operations Director, Aquaculture Management Division, Fisheries and Oceans Canada

12.8 NR14 - Gender Equity: Provisions for Menstrual Supplies

Vanessa Washington, Manager of Legislative Services, City of Port Coquitlam

12.9 Urgent Request for Provincial Support in Addressing Homelessness in Campbell River

Mayor Kermit Dahl, City of Campbell River

12.10 Fire Safety Act
Brian Godlonton, Fire Commissioner, Office of the Fire Commissioner

13. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS

13.1 Councillor Shawn Anderson
Deputy Mayor, April 1 - June 30, 2024

Councillor Anderson attended an Economic Development Committee meeting hosted by the Ucluelet Chamber of Commerce on August 18th and met with representatives from the Tofino Housing Corporation to discuss the process of establishing a housing authority.

Councillor Anderson has a meeting planned to discuss seaweed processing training available on Vancouver Island. He also plans to meet with Cascadia Seaweed Corporations to discuss expanding their operations into Ucluelet.

13.2 Councillor Jennifer Hoar
Deputy Mayor, January 1 - March 31, 2024

Councillor Hoar encouraged residents to participate in the Dinner Theatre program offered this fall and advertised in the Fall Recreation Guide.

13.3 Councillor Ian Kennington
Deputy Mayor, July 1 - September 30, 2024

Councillor Kennington attended the Accessibility Committee Meeting on August 14th and the Economic Development Committee meeting hosted by the Chamber of Commerce later that day.

Councillor Kennington noted that ERIF will be conducting an open house on September 11th at 5:30 PM at the Ucluelet Community Centre. The company is looking for input on their housing development.

13.4 Councillor Mark Maftei
Deputy Mayor, October 1 - December 31, 2024

Councillor Maftei attended the West Coast Reuse-It Centre's grand opening.

13.5 Mayor Marilyn McEwen

Mayor McEwen noted that the 2024 Fall Recreation Guide is now available, the Multiplex Society Golf Scrambler will be held on September 21st, and Main Road will be resurfacing sections of Highway

4 near Kennedy Hill from September 9th to October 18th. Motorists should expect delays.

Mayor McEwen attended the Westcoast Community Resources Society's Ukee Reuse-It Store grand opening on August 23rd. On August 27th the Mayor attended a meeting with the Ministry of Transportation and Infrastructure regarding the above mentioned highway construction work, and on August 28th the Mayor attended and Alberni Clayoquot Regional District Committee of the Whole Meeting in the morning and a Board meeting in the afternoon.

14. QUESTION PERIOD

There were no questions.

15. CLOSED SESSION

15.1 Procedural Motion to Move In-Camera

2024.2271.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the September 3, 2024 Regular Council Meeting be closed to the public pursuant to the following sections of the Community Charter:

- *90(1)(c) labour relations or other employee relations;*
- *90(1)(g) litigation or potential litigation affecting the municipality; and*
- *90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

CARRIED.

The meeting was closed to the public at 7:00 PM.

16. ADJOURNMENT

16.1 Procedural Motion to Adjourn

Council returned from closed session at 8:11 PM.

2024.2272.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the September 3, 2024, Regular Council Meeting be adjourned at 8:11 PM.

CARRIED.

CERTIFIED CORRECT:

Duane Lawrence, Corporate Officer

Marilyn McEwen, Mayor

Certified Fair and Accurate, Joseph
Rotenberg, Manager of Corporate
Services