

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, July 10, 2018 at 7:30 PM

Present: **Chair:** Mayor St. Jacques
 Council: Councillors McEwen, Mole, Noel, and Oliwa
 Staff: Mark Boysen, Chief Administrative Officer
 Bruce Greig, Manager of Community Planning
 Marlene Lagoa, Deputy Municipal Clerk

Regrets:

1. CALL TO ORDER

1.1 Mayor St. Jacques called the meeting to order at 7:30 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 Council acknowledged the Yuułu?it?ath First Nations on whose territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

3.1 There were no additions to the agenda.

4. APPROVAL OF AGENDA

4.1 July 10, 2018 Regular Agenda

2017-001 **It was moved by Councillor Noel and seconded by Councillor Mole**
 THAT Council approve the July 10, 2018 Regular Agenda as presented.

CARRIED.

5. ADOPTION OF MINUTES

5.1 June 26, 2018 Regular Minutes

Corrections to the June 26, 2018 Regular Minutes as follows:

- 8.1 Public Input: Replace “Lance Heyduck” with “Hans Heyduck”;
- 8.1 Public Input: Replace “Jessie Maslow” with “Jessie Masso”;
- and
- 14.1 School District 70: Replace “from the District” with “from the Province”.

2017-002 **It was moved by Councillor Noel and seconded by Councillor McEwen**
 THAT Council approve the June 26, 2018 Regular Minutes as amended.

CARRIED.

6. UNFINISHED BUSINESS

6.1 School District 70

- Councillor Mole asked if a letter has been sent to School District 70 and if a response has been received.
- Marlene Lagoa, Deputy Municipal Clerk, stated that a draft letter will be sent to Council members for review and input later in the week.

7. MAYOR'S ANNOUNCEMENTS

7.1 There were no announcements.

8. PUBLIC INPUT, DELEGATIONS & PETITIONS

8.1 There were no members of the public who wished to speak.

8.1 Public Input

9. CORRESPONDENCE

**9.1 Ucluelet Housing Thinktank Initiative
Ucluelet Chamber of Commerce**

2017-003 **It was moved by Councillor Noel and seconded by Councillor Oliwa**
THAT Council direct Staff to forward a copy of Bruce Greig's June 26, 2018 Regular Council report item, "Ucluelet OCP – Housing Action Plan" to the Ucluelet Chamber of Commerce so that they are aware of the District's short-term and long-term plans for housing.

CARRIED.

**9.2 Rainbow Crosswalk Proposal
Courtney Johnson**

- CAO Mark Boysen informed Council that the plan is to install two, or perhaps three rainbow crosswalks in front of school area within the next few weeks. The work was initiated but stalled due to the change in the weather.
- Councillor Mole raised concerns with the longevity of the paint.
- Councillor Oliwa suggested that staff look at Port Alberni as a resource.

2017-004 **It was moved by Councillor Mole and seconded by Councillor McEwen**
THAT Council direct Staff to write a letter to Ms. Johnson giving her an update on the District's plan for painting the rainbow crosswalks.

CARRIED.

**9.3 Southern Resident Killer Whale - Area Refuge Fishing Closure
LaParouse to Swiftsure
West Coast Fishing Guides Association**

- Council has heard concerns from the community regarding the possibility of a fishing closure and the poor timing of the consultation process.
- Council will request they put off the current consultation and run it again from November to May next year.
- The letter should be strongly worded and highlight the additional level of stress the consultation is putting on fishing industries at their busiest time of year.

2017-005 **It was moved by Mayor St. Jacques and seconded by Councillor McEwen**
THAT Council direct Staff to write a letter to the Department of Fisheries and Oceans with some background on the impacts to our community and ask that the consultation period be much longer and take place later in the year.
CARRIED.

**9.4 Child Care in Rural and Remote Communities
Union of BC Municipalities**

2017-006 **It was moved by Councillor Oliwa and seconded by Councillor Noel**
THAT Council direct Staff to complete the survey.
CARRIED.

10. INFORMATION ITEMS

**10.1 Central West Coast Forest Society Year End Report 2017 - 2018
Centre West Coast Forest Society**

**10.2 ONNI Public Open House Feedback Summary & Display Boards
ONNI Group**

- Councillor McEwen asked if the information could be made available to the public other than just on the agenda.

**10.3 Pacific Rim Interpretive Programs Summer 2018
Pacific Rim National Park Reserve**

2017-007 **It was moved by Councillor Mole and seconded by Councillor McEwen**
THAT Council receive information items 10.1, 10.2, and 10.3 as a block.
CARRIED.

11. COUNCIL COMMITTEE REPORTS

**11.1 Councillor Sally Mole
Deputy Mayor January – February**

Recreation Commission

- Meeting held June 20th.
- Discussed projects they would like to focus on and narrowed in on the bike park.
- Some members are working on the Youth Citizen of the Year for Ukee Days.

11.2 Councillor Marilyn McEwen
Deputy Mayor March – April

West Coast Multiplex Society

- Meeting held July 9th.
- The group presented as a delegation to the Tla-o-qui-aht First Nation (TFN) on July 8th which resulted in TFN making a motion to support the multiplex.
- Capital campaign feasibility assessment status is in progress with interviews being conducted to assess the potential for the general public to donate funds towards building of the facility.
- Planning the Scramble Golf Tournament for September 15th they are looking for sponsors and donations for auctions or prizing. Cost is \$75 to play and includes dinner.

=> ***Other Reports***

Transportation Roundtable

- Meeting held June 28th.
- Representative from BC Transit was in attendance.
- There is an MOU between BC Transit and the ACRD to do west coast feasibility study between July 1st and Oct 31st.
- They are looking at piloting the online platform “Ride Share Network” which was started in the Kootenays.

Barkley Community Forest

- Attended the June 27th AGM.
- Liked seeing both partners in the room talking about future plans.

11.3 Councillor Mayco Noel
Deputy Mayor July – October

Barkley Community Forest Board

- First AGM was held on June 27th.
- There are two new board members representing the District; Denise Stys-Norman and Marlene Lagoa.
- Partners were presented with a large cheque of \$500,000, making the District's profit \$1,000,000 to date.

=> Other Reports

- On behalf of the Mayor, attended meeting with Trevor Swerdfager, Senior Vice President of Operations at Parks Canada.
- The purpose of the meeting was to greet Mr. Swerdfager who is new to the position and traveling around Canada to visit the parks.
- Mr. Swerdfager's expressed a desire to receive official letters from neighbouring municipalities in order to justify upgrades to the park by linking it to big financial wins for the community.
- Mr. Swerdfager's goal is to increase the operations budget for the parks so they can manage the new upgrades they are creating.
- There was no update on the trail or the junction property.

11.4 Councillor Randy Oliwa
Deputy Mayor May – June

=> There were no committee reports from Councillor Oliwa.

11.5 Mayor Dianne St. Jacques

=> Other Reports

Island Health

- Attended Island Health Board of Directors meeting in Port Alberni on June 28th.
- As a result we have the senior members of the Board coming out to visit Ucluelet on August 9th to talk about the possibility of a health centre here in Ucluelet.
- They will also spend time visiting the Tofino Hospital and trying to get the Hospital replacement bumped up on their capital projects list.
- Pam Rardon, responsible for Port Alberni and region, is coming out July 12th to have a walk around the mental health building and some preliminary discussions on a new health centre.

Tofino Hospital Society Sub-Committee

- Attended meeting on July 9th.
- Goal was to plan on how to get the hospital up on the list, so we see some action in the short-term.

Ucluelet Harbour Seafoods

- Met with Dave Dawson.
- They are having a good year with hake fishery.
- They are having a few challenges with bycatch and are looking for short-term and long-term housing solutions.
- They are also looking for employees.
- They have been unsuccessful looking in Ucluelet and are receiving applications from the Maritimes.

2016-8

It was moved by Councillor Noel and seconded by Councillor Oliwa.

THAT Council receive the verbal committee reports.

CARRIED.

12. REPORTS

12.1 2017 Annual Report

Marlene Lagoa, Deputy Municipal Clerk

- Councillor Mole suggested that the organizational chart be updated by replacing 'Council' at the top of the chart with 'Community'.

2017-009

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Council approve recommendation 1 of report item, "2017 Annual Report" which states:

1. *THAT Council adopt the District of Ucluelet 2017 Annual Report as attached.*

CARRIED.

12.2 Cheque Listing - June 2018

Marlene Lagoa, Deputy Municipal Clerk

- Clarification was sought on the payment to the Pacific Rim Marine Search & Rescue Society. The payment is in relation to a motion passed by Council last year to support the Auxiliary Coast Guard.

2017-010

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Council approve recommendation 1 of report item, "Cheque Listing - June 2018" which states:

1. *THAT Council receive the District of Ucluelet's June 2018 Cheque Listing for information.*

CARRIED.

12.3 Resolution Tracking - June 2018

Marlene Lagoa, Deputy Municipal Clerk

- Councillor Noel spoke to the June 12th item "Marine Drive Pathway Marc Fuller". He would like staff to be formal and send a letter to residents. CAO Mark Boysen shared that letters will be sent to all residents in the area when work starts.
- Councillor Noel and Oliwa asked for an update on the water meter report coming back to Council. CAO Mark Boysen said a report will be coming to the next Council meeting.

2017-011

It was moved by Councillor Mole and seconded by Councillor McEwen

THAT Council approve recommendation 1 of report item, "Resolution Tracking - June 2018" which states:

1. *THAT Council receive the District of Ucluelet's Resolution Tracking List from June 2018 for information.*

CARRIED.

12.4 Application for a Development Permit for a Mobile Vending Unit at 1708 Peninsula Road

John Towgood, Planner 1

- Council members shared their appreciation of the applicant speaking to the neighbours before submitting their application.

2017-012

It was moved by Councillor Mole and seconded by Councillor McEwen

THAT Council approve recommendation 1 of report item, "Application for a Development Permit for a Mobile Vending Unit at 1708 Peninsula Road" which states:

1. *THAT Council approve Development Permit DP18-04 and the issuance of a Business license for Mobile Vending for Lot: 1, Plan: VIP5190, Clayoquot District (1708 Peninsula Road).*

CARRIED.

13. LEGISLATION

13.1 REPORT - Third Reading of Zoning Amendment Bylaw No. 1233, 2018 (1068 Helen Road)

Bruce Greig, Manager of Community Planning

- Councillor Oliwa voiced his concerns with the application to amend the zoning at 1068 Helen Road including: only one instead of two parking spots; lack of full size fridge and stove;

staff presented a couple of other options in the report; and Council setting a precedence, including by allowing site specific zoning.

- Reasons given by Council members in support of the application included: the zoning is site specific and will not set a precedence; there are support letters from the neighbours; and the OCP is currently being updated.

2017-013

It was moved by Councillor McEwen and seconded by Councillor Mole

THAT Council approve recommendation 1 of legislation item, "Third Reading of Zoning Amendment Bylaw No. 1233, 2018 (1068 Helen Road)" which states:

1. *THAT District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1233, 2018, be given third reading.*

CARRIED.

13.2 BYLAW - District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1233, 2018

2017-014

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1233, 2018 be given Third reading.

CARRIED.

**13.3 REPORT - Application for Strata Conversion of the Six Unit Resort Condominium Building Located at 203 Boardwalk Boulevard
*John Towgood, Planner 1***

- Bruce Greig, Manager of Community Planning, clarified that the staff housing already exists – due to the 2008 rezoning of the property to allow a higher density to accommodate 6 units - however there is currently no housing agreement on title.
- Councillor Mole voiced concern on how stratification of the subject property would impact property tax revenue.
- Councillor Noel is concerned about owners who may end up wanting to live in the units and noted a need to protect the status quo of the neighbourhood.
- Mr. Greig clarified that the use would remain commercial for short-term rental but with multiple strata owners instead of one.
- Mr. Greig provided an overview of the bylaw enforcement process for the zoning bylaw if long-term tenants were discovered.
- Councillor McEwen shared that the original intention was always to stratify the subject property but that was put on hold due to the economic downturn in 2008.

2017-015

It was moved by Councillor McEwen and seconded by Councillor Oliwa

THAT Council approve recommendations 1, 2, and 3 of legislation item,

"Application for Strata Conversion of the Six Unit Resort Condominium Building Located at 203 Boardwalk Boulevard" which states:

- 1. THAT Ucluelet Housing Agreement Bylaw No. 1235, 2018, be given first, second and third readings;*
- 2. THAT Council approve the strata conversion of the Resort Condominium building located at 203 Boardwalk Boulevard subject to:
 - a. the registration of a 5m public trail right of way across the water side frontage; and*
 - b. pending adoption of Ucluelet Housing Agreement Bylaw No. 1235, 2018, the registration of a housing agreement for one staff housing unit on the neighboring lands: Lot: 1 Block: Plan: VIP66548 Section: 21 Clayoquot District: except Plan VIP70592 (1082 Peninsula Road); and**
- 3. THAT the Mayor and Corporate Officer be authorized to execute all documentation relating to this matter.*

CARRIED.

13.4 BYLAW - Ucluelet Housing Agreement Bylaw No. 1235, 2018

2017-016 **It was moved by Councillor Noel and seconded by Councillor Oliwa**
THAT Ucluelet Housing Agreement Bylaw No. 1235, 2018 be given First reading.

CARRIED.

2017-017 **It was moved by Councillor Oliwa and seconded by Councillor McEwen**
THAT Ucluelet Housing Agreement Bylaw No. 1235, 2018 be given Second reading.

CARRIED.

2017-018 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Ucluelet Housing Agreement Bylaw No. 1235, 2018 be given Third reading.

CARRIED.

14. OTHER BUSINESS

14.1 2019 HAABC Conference

- Councillor Oliwa asked on the status of the District's submission to host the 2019 Harbour Authority Association of BC (HAABC) Conference.
- CAO Mark Boysen indicated that staff have submitted an application to host the conference in early spring 2019 and are waiting to hear back on the results.

14.2 Highway 4 Kennedy Hill Wi-Fi

2017-019

It was moved by Councillor Noel and seconded by Councillor Mole

THAT Council direct the CAO to write letter to the District's provincial contact for the Highway asking about the possibility of making Wi-fi available for commuters near the stop signs at Kennedy Hill.

CARRIED.

14.3 Canada Day

- Councillor Mole thanked the community for coming out to celebrate Canada Day.
- She raised concerns with the use of balloons at the outdoor event due to the proximity to water.
- The community has already addressed plastic bags and straws.
- Councillor Mole is considering bringing a motion forward to not have balloons at District events.

14.4 Mary Kimoto

2017-020

It was moved by Councillor McEwen and seconded by Councillor Noel

THAT the Mayor send a letter in support of Mary Kimoto's nomination for the BC Medal of Good Citizenship Award.

CARRIED.

15. QUESTION PERIOD

15.1 Mayor and Council received the following questions and comments:

- B. Kelleher, resident, thanked Council for taking the time to review Army & Navy's application for a mobile vending cart. Ms. Kelleher also shared that the balloons on Canada Day were bio-degradable.
- D. McPherson, resident, asked Council about the sustainability of the Barkley Community Forest's logging practices. Members of Council provided an overview of the number of different requirements that need to be considered before an area is selected for harvesting and approved by the Forest Service. The Corporation is following best practices even with the contractors they are using.

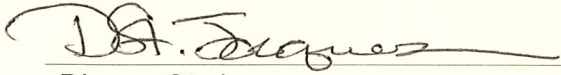
16. ADJOURNMENT

16.1


Mayor St. Jacques adjourned the meeting at 8:36 PM.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, July 10, 2018 at 7:30 pm in the George Fraser

Room, Ucluelet Community Centre, 500 Matterson Road,
Ucluelet, BC.



Dianne St. Jacques
Mayor



Mark Boysen
CAO