

DISTRICT OF UCLUELET
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE MAIN HALL, 500 MATTERSON DRIVE
Thursday, August 13, 2020 at 5:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Mark Boysen, Chief Administrative Officer
 Bruce Greig, Manager of Community Planning
 Abby Fortune, Manager of Recreation & Tourism
 Joseph Rotenberg, Manager of Corporate Services
 Nicole Morin, Corporate / Planning Clerk

Regrets:

1. CALL TO ORDER

The Special Council Meeting was called to order at 5:30 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council acknowledged the Yuułuʔiłʔatḥ First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members, delegates and Public Hearing participants were advised that the proceeding was being video recorded and broadcast on YouTube. They were also advised that the meeting was being conducted via Zoom, which may store data on foreign servers.

4. LATE ITEMS

1.1. Addition to Agenda Item No. 6.3.5 "Written Submissions from Members of the Public Regarding Bylaw No. 1267, 2020 (796 Marine Drive)"

- Add the following correspondence after page 35
2020-08-11 B Schramm Wild Pacific Trail Society - 796 Marine Drive

1.2. Addition to Agenda Item No. 6.4.5 "Written Submissions from members of the Public Regarding Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01 (221 Minato Road)"

- Add the following correspondence after page 328
2020-08-11 B Schramm Wild Pacific Trail Society - 221 Minato
2020-08-12 Eeftink - 221 Minato
2020-08-12 M Fortune - 221 Minato

5. APPROVAL OF AGENDA

5.1 August 13, 2020 Special Meeting Agenda

2020.042.SPECIAL It was moved by Councillor Cole and seconded by Councillor McEwen
THAT Council approve the August 13, 2020 Special Meeting Agenda as amended.

CARRIED.

6. PUBLIC HEARING - DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NOS. 1267, 2020; 1244, 2019; & 1256, 2019 as well as TEMPORARY USE PERMIT TUP 19-01 & DEVELOPMENT VARIANCE PERMIT DVP 19-02

The Mayor declared the Public Hearing for District of Ucluelet Zoning Amendment Bylaw Nos. 1267, 2020, 1244, 2019 and 1256, 2019 open. He also noted that this hearing is an opportunity for Council to receive public input about Temporary Use Permit TUP 19-01 and Development Variance Permit DVP 19-02.

6.1. Notice of Public Hearing

The Mayor explained that the Public Hearing Notice was published in accordance with the requirements of the *Local Government Act*.

6.2. Rules Governing Public Hearings

The Mayor outlined the rules that apply to Public Hearings as well as the procedure for public in-person and zoom participation in the hearing.

6.3. District of Ucluelet Zoning Amendment Bylaw No. 1267, 2020 (796 Marine Drive)

6.3.1. Presentation of Bylaw No. 1267, 2020 (796 Marine Drive)

Bruce Greig, Manager of Community Planning, presented the Bylaw and explained it in general terms.

6.3.2. Reports and Materials Related to Bylaw No. 1267, 2020 (796 Marine Drive)

6.3.3. Excerpts from Previous Council Meetings Minutes Related to Bylaw No. 1267, 2020 (796 Marine Drive)

6.3.4. Rezoning Applicant's Presentation for Bylaw No. 1267, 2020 (796 Marine Drive)

The Applicant, Chelsea Ruben, addressed Council via Zoom. She noted that development proposes detached short-term rental suites so they are more private. She also noted that the proposed long-term rental unit will help to address the local housing shortage. Ms. Ruben explained that the applicants are willing to amend their development application to remove the access point to the Wild Pacific Trail.

6.3.5. Written Submissions from Members of the Public Regarding Bylaw No. 1267, 2020 (796 Marine Drive)

Joseph Rotenberg, Manager of Corporate Services, read "2020-08-11 B Schramm Wild Pacific Trail Society - 796 Marine Drive" into the record. This letter was also published in the Late Agenda for the August 13, 2020 meeting.

6.3.6. Public Representations for Bylaw No. 1267, 2020 (796 Marine Drive)

The Mayor called for a first time for members of the public to speak in-person or via Zoom.

Barbara Schramm, Wild Pacific Trail Society, spoke in person. Ms. Schramm acknowledged the Applicant's offer to remove the access point to the Wild Pacific Trail from the development application. She requested that Council indicate on the record that access points to the Wild Pacific Trail from private properties be prohibited.

Bruce Greig, Manager of Community Planning, explained that prior to the Zoning Amendment Bylaw being adopted a covenant will be registered on title which determines the characteristics of the development.

The Mayor called for a second and third time for members of the public to speak in person or via Zoom. No other members of the public spoke.

6.4. District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01 (221 Minato Road)

6.4.1. Presentation of Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01 (221 Minato Road)

Bruce Greig, Manager of Community Planning presented the Bylaw and explained it in general terms. He also presented Development Variance Permit 19-02 and Temporary Use Permit 19-01. Mr. Greig, reiterated that Mayor's statement that this hearing is an opportunity for Council to receive public input about the bylaw, the development variance permit and the temporary use permit.

6.4.2. Reports and Materials Related to Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01(221 Minato Road)

6.4.3. Excerpts from Previous Council Meeting Minutes Related to Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 &

Temporary Use Permit TUP 19-01 (221 Minato Road)

6.4.4. Rezoning Applicant's Presentation for Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01 (221 Minato Road)

The Applicant did not speak at this public hearing.

6.4.5. Written Submissions from Members of the Public Regarding Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01 (221 Minato Road)

Joseph Rotenberg, Manager of Corporate Services, read the following late written submissions into the record:

- 2020-08-22 B Schramm Wild Pacific Trail Society - 221 Minato
- 2020-08-12 Eeftink - 221 Minato
- 2020-08-12 M Fortune - 221

These written submissions were also published in the August 13, 2020 Special Council Meeting Late Agenda.

Councillor McEwen noted Mr. Rotenberg, misread the second to last point on Mr. Fortune's letter. Councillor McEwen clarified that the letter reads "We would hope that a dock or a marina (even small scale) be disallowed from the mud flat shoreline in Olsen Bay" not "...that a dock or marina (even small scale) be allowed...."

6.4.6. Public Representations for Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01 (221 Minato Road)

The Mayor called for a first time for members of the public to speak in-person or via Zoom.

Barbara Schramm spoke in person on behalf of the Wild Pacific Trail. Ms. Schramm highlighted vulnerability of the shoreline echo system near the subject property. Ms. Schramm recommended that that protective mechanisms such as fences, barriers and signage, are in place before any occupancy (including the temporary use) is permitted. She also noted that any trail through the area should not be a dead end.

The Mayor called for a second and third time for members of the public to speak in person or via Zoom. No other members of the public spoke.

6.5. District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019 (Campgrounds)

6.5.1. Presentation of Bylaw No. 1256, 2019 (Campgrounds)

Bruce Greig, Manager of Community Planning, provided a overview of Bylaw No. 1256, 2019 and explained it in general terms.

- 6.5.2. **Reports and Materials Related to Bylaw No. 1256, 2019 (Campgrounds) are Available Under Section 6.4.2. of this Agenda**
- 6.5.3. **Excerpts from Previous Council Meeting Minutes Related to Bylaw No. 1256, 2019 (Campgrounds) are Available Under Section 6.4.3. of this Agenda**
- 6.5.4. **Written Submissions from Members of the Public Regarding Bylaw No. 1256, 2019 (Campgrounds)**
- 6.5.5. **Public Representations for Bylaw No. 1256, 2019 (Campgrounds)**

The Mayor called three times for members of the public to speak in-person and by zoom. No members of the public spoke.

The Mayor closed the public hearing for Bylaw Nos. 1267, 2020, 1244, 2019, and 1256, 2019 as well as the public input opportunity for Temporary Use Permit 19-01 and Development Variance Permit 19-02.

7. LEGISLATION

7.1. **District of Ucluelet Zoning Amendment Bylaw No. 1267, 2020 (796 Marine Drive) - 3rd Reading**

2020.043.SPECIAL **It was moved by Councillor McEwen and seconded by Councillor Kemps**
THAT Council approve recommendation 1 of report item "District of Ucluelet Zoning Amendment Bylaw No. 1267, 2020 (796 Marine Drive) - 3rd Reading" which states:

1. ***THAT** District of Ucluelet Zoning Amendment Bylaw No. 1267, 2020, be given third reading.*

CARRIED.

7.2. **District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 and District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019 (Campgrounds) - 3rd Readings**

Council discussed the concerns raised during the public hearing as well as the conditions that will have to be met before Bylaw No. 1244, 2019 is adopted.

Bruce Greig, Manager of Community Planning, explained some of the concerns will be addressed at the time of subdivision approval stage.

2020.044.SPECIAL **It was moved by Councillor Kemps and seconded by Councillor McEwen**
THAT Council approve recommendation 1 of report item "District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 and District of Ucluelet Zoning

Amendment Bylaw No. 1256, 2019 (Campgrounds) - 3rd Readings" which states:

1. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019, be given third reading.

CARRIED.

2020.045.SPECIAL **It was moved by Councillor Kemps and seconded by Councillor McEwen THAT Council approve recommendation 2 of report item "District of Ucluelet Zoning Amendment Bylaw No. 1244, 2019 and District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019 (Campgrounds) - 3rd Readings" which states:**

2. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1256, 2019, be given third reading.

CARRIED.

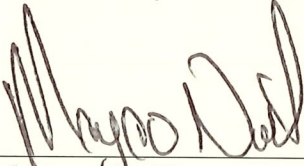
8. OTHER BUSINESS

There was no other business.

10. ADJOURNMENT

The meeting adjourned at 6:24 PM.

CERTIFIED CORRECT: Minutes of the Special Council Meeting held on Thursday, August 13, 2020 at 5:30 pm in the Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



Mayco Noël
Mayor



Mark Boysen
CAO