

DISTRICT OF UCLUELET
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE
Tuesday, June 7, 2022 at 5:00 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole (via Zoom), Hoar, Kemps, and McEwen
 Staff: Duane Lawrence, Chief Administrative Officer
 Bruce Greig, Director of Community Planning
 Paula Mason, Manager of Corporate Services

Regrets:

1. CALL TO ORDER

1.1

The meeting was called to order at 5:00pm.

2. ACKNOWLEDGEMENT OF THE YUULU?I?ATH

2.1

Council acknowledged the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

3.1

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.

4. APPROVAL OF AGENDA

4.1 June 7, 2022 Special Agenda

2022.2023.SPECIAL *It was moved and seconded THAT Council adopt the June 7, 2022 Special Agenda as presented.*

CARRIED.

5. ADOPTION OF MINUTES

6. PUBLIC INPUT & DELEGATIONS

6.1 Public Input

There was no public input.

6.2 Delegations

There were no delegations.

7. UNFINISHED BUSINESS

8. BYLAWS

**8.1 Minato Bay Housing Development - 221 Minato Road
Bruce Greig, Director of Community Planning**

Mr. Greig gave an overview of his report and presented to Council both the draft bylaw and zoning conditions for review.

The applicant was given the opportunity to speak. Mr. Bozman of Minato Bay Developments noted that since the feedback received at the May 24, 2022 Committee of the Whole, the developers are pleased to say that they are working towards providing only long-term housing within the project and no short-term rentals.

Council asked how the percentages of how many rental units were 1, 2 or 3 bedroom units came about. They noted that the percentage of 3-bedroom units, which would accommodate families, is a bit low.

Mr. Bozman clarified that the rental side of the available properties consisting of 40% being 1-bedrooms, 40% being 2-bedrooms, and 20% being 3-bedrooms, makes sense to allow for efficient use of available square footage. Regarding the units on the ownership side of the project, he said that although they are still in the early stage of planning, he feels its likely the ratio would be equal amounts of 2-bedroom and 3-bedroom units and no 1-bedroom units.

2022.2024.SPECIAL *It was moved and seconded THAT Council, with regard to the proposed housing development at 221 Minato Road:*

1. *Give first reading to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;*
2. *Give second reading to District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;*
3. *Direct staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022;*
4. *Indicate to the applicant and the public that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1312, 2022, would be subject to registration of a Section 219 restrictive covenant on the title of the property at 221 Minato Road as outlined in Staff Report No. 22-74 to ensure, as a matter of public interest, that the land uses, infrastructure, park dedication, trail construction, housing affordability and tenancies, buildings, site works, and landscaping be developed as proposed to the community.*

CARRIED.

9. NOTICE OF MOTION

9.1

There were no notices of motions.

10. CORRESPONDENCE

10.1

There were no correspondence items.

11. MAYOR'S ANNOUNCEMENTS

12. COUNCIL COMMITTEE REPORTS

12.1 Councillor Marilyn McEwen

Deputy Mayor January 1 - March 15, 2022

12.2 Councillor Lara Kemps

Deputy Mayor March 16 - May 31, 2022

12.3 Councillor Jennifer Hoar

Deputy Mayor June 1 - August 15, 2022

June 1, 2022: Attended the Wild Pacific Trail Society meeting

June 5, 2022: Attended the Wild Pacific Trail Society's visioning session

12.4 Councillor Rachelle Cole

Deputy Mayor August 16 - October 31, 2022

12.5 Mayor Mayco Noël

13. QUESTION PERIOD

13.1

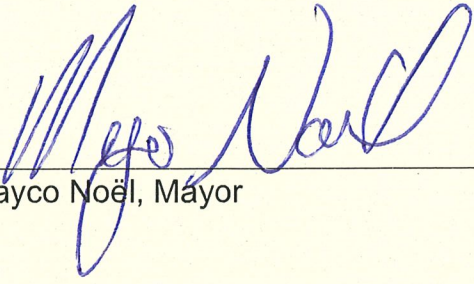
There was one letter received to communityinput@ucluelet.ca and read into the record from Shari Hayward, who is in support of the Minato Bay Project.

14. ADJOURNMENT

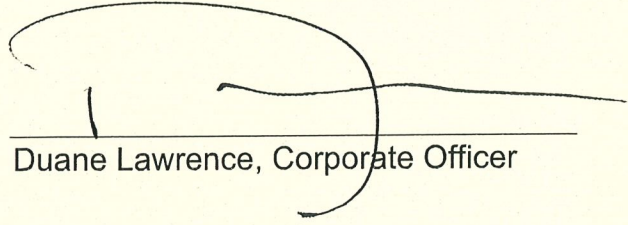
14.1

The meeting was adjourned at 5:27pm.

CERTIFIED CORRECT: Minutes of the Special Council Meeting held on Tuesday, June 7, 2022 at 5:00 pm in the Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



Mayco Noel, Mayor



Duane Lawrence, Corporate Officer