

**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE**  
**Tuesday, August 8, 2023 at 4:00 PM**

Present:      **Chair:**            Mayor McEwen  
                 **Council:**        Councillors Anderson, Hoar, Kennington, and Maffei  
                 **Staff:**            Duane Lawrence, Chief Administrative Officer  
                                 James MacIntosh, Director of Engineering Services  
                                 Joseph Rotenberg, Manager of Corporate Services  
                                 John Towgood, Municipal Planner  
                                 Monica Whitney-Brown, Planning Assistant

Regrets:

**1. CALL TO ORDER**

The meeting was called to order at 4:00 PM.

**1.1 ACKNOWLEDGEMENT OF THE YUULU?I?ATH**

**Council acknowledged the Yuulu?i?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.**

**2. LATE ITEMS**

**2.1 Additional Public Input Regarding District of Ucluelet Temporary Use Permit 22-12**

**2.2 Invitation to Meet with BC Assessments**

**3. APPROVAL OF THE AGENDA**

**3.1 August 8, 2023, Regular Council Meeting Agenda**

2023.2216.REGULAR    *It was moved and seconded **THAT** the agenda be amended by:*

- 1. Adding the first late item, Additional Public Input Regarding District of Ucluelet Temporary Use Permit 22-12, to Report Item 6.1 Temporary Use Permit – Lot 12 (Black Rock Oceanfront Resort);  
and*
- 2. Adding the second late item, Invitation to Meet with BC Assessments, as Correspondence item 8.2*

CARRIED.

2023.2217.REGULAR

*It was moved and seconded **THAT** the August 8, 2023, Regular Council Meeting agenda be approved as amended.*

CARRIED.

#### **4. ADOPTION OF MINUTES**

##### **4.1 July 18, 2023, Regular Minutes**

The Mayor noted an error in the minutes as the Barkley Community Forest Corporation has not yet issued the 2023 dividend. The Corporation expects to issue the dividend in September.

2023.2218.REGULAR *It was moved and seconded **THAT** the July 18, 2023, Regular Council Meeting Minutes be adopted as amended.*

CARRIED.

#### **5. PUBLIC INPUT & DELEGATIONS**

##### **5.1 Delegations**

###### **Courtney Cathcart, Rogers Communications Re: Local Cellphone Service**

Rogers Communications provided a presentation on their services. The presentation included a description of Roger's commitments to investing in Western Canada, their Connected for Success Program, their planned work to allow cellular coverage on Highway 4 between Port Alberni and the Junction, and their intelligence infrastructure products. The delegate also described what local governments can do to encourage the expansion of cellular services and noted that works related to improving the cellular coverage on Highway 4 are scheduled to commence in 2025.

Councillor Maftai entered the meeting at 4:06 PM.

#### **6. REPORTS**

##### **6.1 Temporary Use Permit - Lot 12 (Black Rock Oceanfront Resort) *Monica Whitney-Brown, Planning Assistant***

Ms. Whitney-Brown presented this report with the support of the Municipal Planner, John Towgood.

In response to Council questions Staff provided information about:

- an alternative route for the Wild Pacific Trail along the ocean facing side of the Black Rock Resort Oceanfront Resort;

- the limited sightlines to the proposed temporary use permit construction area from neighbouring properties;
- the current zoning of the property and the definition of affordable housing which is the principle allowed use of this property; and,
- the zoning of the property when it was purchased by the current owners.

Council discussed the limited impact on neighbouring property sightlines and the current zoning for the property which only permits resort condominium use in conjunction with affordable housing.

Council provided an opportunity for the Applicant to speak.

In response to Council questions, Applicant's agent, David Ehrheart, outlined the subject property's ownership history, zoning history and potential future uses for the lot which include staff housing which would be prioritized for Black Rock staff.

The Applicant's agent noted issues with Schedule 3 of the proposed permit and requested:

- that condition a) be amended to remove reference to the seven mature trees;
- that condition e) be amended to require tree protection fencing be installed prior to excavation rather than prior to mobilization which allows for brushing to occur in these areas;
- the permit allow for the retention of organics onsite to be used for future landscaping.

The Applicant's Arborists, David Gunnel and Joe Corlazzoli, provided rationale for the requested permit amendments related to tree retention and tree fencing. The Contractors also outlined efforts recommended to mitigate the impact on trees outside the permit area, provided information on the size of trees to be removed within the permit area and the process associated with revegetating the permit area.

Council provided an opportunity for members of the public to comment on the proposed permit.

- Iman Makaremi, 1796 Rainforest Lane, spoke in opposition to the proposed permit. He noted concerns with the impact on significant trees on the site, the impact on the natural revegetation process, and the Applicant's lack of clear long-term plans that align with the site's zoning.
- Mr. Makaremi also read an email he submitted in opposition to the temporary use permit into the record.

The Clerk read a letter submitted by Barbara Schramm on behalf of the Wild Pacific Trail Society which advocated for a new trail on the ocean facing side of the Black Rock Resort and recommended that trees within the temporary use area be preserved in lobes.

There were six other letters included in the agenda package.

2023.2219.REGULAR *It was moved and seconded **THAT** Council amend Schedule 3 of Temporary Use Permit TUP22-12 as presented in Report No. 23-112 as follows:*

1. *Condition a): delete the words "seven mature trees"; and*
2. *Condition e): delete the words "Prior to any site mobilization" and insert the words "Under the direction of a certified arborist".*

CARRIED.

2023.2220.REGULAR *It was moved and seconded **THAT** Council authorize the Director of Community Planning to execute and issue Temporary Use Permit as amended TUP22-12 to allow the construction of a temporary parking lot and construction staging area for a period of two years on Lot 12 Marine Drive subject to the conditions included in the permit.*

CARRIED.

## **6.2 Peninsula Road Safety and Revitalization Design and Financing** **James MacIntosh, Director of Engineering Services**

Mr. MacIntosh presented this report.

In response to Council questions Mr. MacIntosh:

- noted that this project as presented would result in limited changes to the east side of Peninsula Road;
- outlined several options for installing the storm water outfall after this project is complete; and
- described the location of sanitary lines and water lines along Peninsula Road.

Council noted that deferring a portion of the project to a later date may not be recommendable as costs are escalating.

2023.2221.REGULAR *It was moved and seconded **THAT** Council endorse the design of Peninsula Road Safety and Revitalization as presented, for phase 1 advancement.*

CARRIED.

2023.2222.REGULAR *It was moved and seconded **THAT** Council allocate up to \$1,040,000 from the B.C. Growing Communities Fund (BCGCF) for construction of the storm system replacement.*

CARRIED.

2023.2223.REGULAR *It was moved and seconded **THAT** Council direct staff to prepare and issue a tender for construction of the Peninsula Road Safety and Revitalization works and storm system replacement, as presented.*

CARRIED.

2023.2224.REGULAR *It was moved and seconded **THAT** the meeting be recessed for five minutes.*

CARRIED.

The meeting was recessed at 6:01 PM and returned to session at 6:07 PM.

### **6.3 Pacific Rim Housing Development Cooperative Request Duane Lawrence, CAO**

Mr. Lawrence presented this report.

Council provided Pacific Rim Housing Development Cooperative (PRHDC) an opportunity to address Council. PRHDC's Agent, Louis Rouleau, noted that the Cooperative is investigating using tiny homes on frames to increase density, and they are seeking confirmation that lands have been allocated to this project for at least a year so they can pursue grant funding.

Council discussed PRHDC's proposal and noted:

- limited supply of District owned lands and corresponding opportunity costs;
- the need for high density options;
- the proposal's relatively low density;
- concerns with potential conflicts of interest in the allocation of units by the PRHDC;
- concerns with the disposal of District owned lands for a project which may support employers located outside the District; and
- challenges addressing the affordable housing issues through private developments.

2023.2225.REGULAR *It was moved and seconded **THAT** Council direct Staff to work with the Pacific Rim Housing Development Cooperative to review additional high density housing options.*

CARRIED.

### **6.4 Lot 16 Subdivision: Frontage of Proposed Lot 2 Bruce Greig, Director of Community Planning**

John Towgood, Municipal Planner, presented this report.

2023.2226.REGULAR *It was moved and seconded **THAT** Council, with regard to the proposed subdivision of Lot 16 Marine Drive - and subject to the dedication of a 6m fire access lane as highway on the west side of proposed Lot 24 - exempt*

*the proposed Lot 2 townhouse parcel from the minimum 10% highway frontage under section 512(2) of the Local Government Act.*

CARRIED.

**6.5 Winter Lights Purchasing**  
***Abigail Fortune, Director of Parks and Recreation***

Duane Lawrence, Chief Administrative Officer, presented this report.

2023.2227.REGULAR *It was moved and seconded:*

1. **THAT** Council authorize the purchase of commercial Winter Exterior lights from Dekra-Lite Canada without undertaking a full competitive bidding process; and
2. **THAT** Council approve Option 1 as described in Report No. 23-111 as the preferred decorative pole light.

CARRIED.

**6.6 Salmon Fest Special Event**  
***Abigail Fortune, Director of Parks and Recreation***

Duane Lawrence, Chief Administrative Officer, presented this report.

2023.2228.REGULAR *It was moved and seconded THAT Council authorize the use of 160 Seaplane Base Road by the Ucluelet Chamber of Commerce and Redd Fish Restoration Society to host a beer garden in association with a fun run and night market on Sunday, September 10 from 4:00 pm – 8:00 pm.*

CARRIED.

**6.7 4th Annual Dustin Riley Soapbox Derby**  
***Abby Fortune, Director of Parks & Recreation***

Duane Lawrence, Chief Administrative Officer, presented this report.

2023.2229.REGULAR *It was moved and seconded THAT Council authorize the closure of Bay Street, from the intersection of Peninsula Road to the intersection of Cedar Road and, Cedar Road, from the intersection of Bay Street to the intersection of Park Lane from 7:30 am to 5:00 pm on Saturday September 9, 2023 for the annual Dustin Ryley Soap Box Derby.*

CARRIED.

**7. NOTICE OF MOTION**

There were no notices of motion.

**8. CORRESPONDENCE**

**8.1 Black Press News**  
***Teressa Bird, Publisher***

**8.2 Invitation to Meet with BC Assessments**

***BC Assessment Local Government & Indigenous Relations Team***

The Mayor directed the Chief Administrative Officer to book a meeting with BC Assessments and identified issues for discussion.

**9. INFORMATION ITEMS**

**9.1 District Water Levels, Conservation and Staged Restrictions  
*James MacIntosh, Director of Engineering Services***

Mr. MacIntosh presented this report and responded to Council questions related to the impact of population growth on water supply.

2023.2230.REGULAR *It was moved and seconded THAT the Council meeting continue past three and a half hours.*

CARRIED.

**9.2 Monthly Mayor's / Chief's / President's Policing Report - June, 2023, Ucluelet Detachment "E" Division, British Columbia  
*Sgt. Marc Jones, RCMP***

**9.3 Monthly Mayor's / Chief's / President's Policing Report - July, 2023, Ucluelet Detachment "E" Division, British Columbia  
*Sgt. Marc Jones, RCMP***

**9.4 Medal of Good Citizenship - Call for Nominations**

**9.5 Clayoquot Biosphere Trust Annual Report Update  
*Rebecca Hurwitz, Executive Director, Clayoquot Biosphere Trust***

**9.6 North Island College's BUILD 2026 Strategic Plan and Year 2 Dashboard Report  
*Lisa Domae, President and CEO, North Island College***

**9.7 BC Wildfire Service Fire Fight Equipment  
*Leonard Hiebert, Chair, Peace River Regional District***

**9.8 Upgrades at West Coast Landfill Increase Opportunity to Reduce Waste  
*Jodie Frank, Solid Waste Project Coordinator, Alberni-Clayoquot Regional District***

**9.9 Resort Municipality UBCM Meeting  
*Doug Holmes, Mayor, District of Summerland***

**9.10 Small Talk Forum 2023  
*Councillor Sarah Fowler, Village of Tahsis***

**10. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS**

**10.1 Councillor Shawn Anderson**

***Deputy Mayor, April 1 - June 30, 2023***

Councillor Anderson met with the Alberni Clayoquot Health Network Table of Partners (ACHN) Coordinator to discuss ACHN activities. Councillor Anderson may represent ACHN at Union of British Columbia Municipalities annual conference in September.

Councillor Anderson will be meeting with representatives from Island Health in late September.

**10.2 Councillor Jennifer Hoar**  
***Deputy Mayor, January 1 - March 31, 2023***

Councillor Hoar attended the Wild Pacific Trail Society Board Meeting where the Black Rock's proposed temporary use permit was discussed. Councillor Hoar encouraged residents to attend the Society's information walks.

Councillor Hoar also attended Ukee Days. She noted excellent attendance at the annual barbeque and at the fair grounds. She thanked the Parks and Recreation Staff and event volunteers for making this event possible.

**10.3 Councillor Ian Kennington**  
***Deputy Mayor, July 1 - September 30, 2023***

Councillor Kennington Chaired the Accessibility Committee Meeting on July 25, 2023. The framework for this Accessibility Plan was discussed.

**10.4 Councillor Mark Maffei**  
***Deputy Mayor, October 1 - December 31, 2023***

**10.5 Mayor Marilyn McEwen**

Mayor McEwen attended a meeting hosted by the Alberni-Clayoquot Regional District where supports for business affected by the road closure at Cameron Bluffs were presented. She noted available business support funding through Community Futures discussed at the meeting.

Mayor McEwen attended Ukee Days on August 1, where she was a judge of the parade. The Mayor also met with Island Health on August 1.

**11. QUESTION PERIOD**

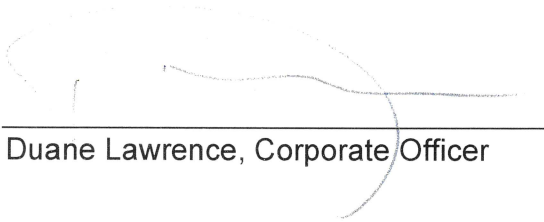
Council provided an opportunity to receive questions from members of the public. There were no questions.



**12. ADJOURNMENT**

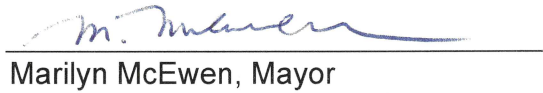
The meeting was adjourned at 7:36 PM.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, August 8, 2023 at 4:00 pm in the Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



A handwritten signature in blue ink, appearing to read 'Duane Lawrence', is written over a horizontal line.

Duane Lawrence, Corporate Officer



A handwritten signature in blue ink, appearing to read 'M. McEwen', is written over a horizontal line.

Marilyn McEwen, Mayor