

**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE**  
**Tuesday, October 10, 2023 at 4:00 PM**

Present:      **Chair:**            Mayor McEwen  
                 **Council:**        Councillors Anderson, Hoar, Kennington, and Maftei  
                 **Staff:**            Duane Lawrence, Chief Administrative Officer  
                            Bo Gill, Chief Financial Officer  
                            Bruce Greig, Director of Community Planning  
                            James MacIntosh, Director of Engineering Services  
                            Joseph Rotenberg, Manager of Corporate Services

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**

There were no late items.

**2.1 Press Release - ACRD launching solid waste survey with movie night for public**

2023.2262.REGULAR    *It was moved and seconded **THAT** Council amend the Regular Council Meeting Agenda to include the late item under item 11.1. of the Agenda.*

CARRIED.

**3. APPROVAL OF THE AGENDA**

**3.1 October 10, 2023, Regular Council Meeting Agenda**

2023.2263.REGULAR    *It was moved and seconded **THAT** the October 10, 2023, Regular Council Meeting Agenda be approved as amended.*

CARRIED.

**4. ADOPTION OF MINUTES**

#### 4.1 September 26, 2023, Regular Council Meeting Minutes

Council noted that "Fire Fighter Suits" was misspelled on page ten of the minutes and the "in" should be added between the words "be" and "position to access" on page eleven of the minutes under item 11.3.

2023.2264.REGULAR *It was moved and seconded **THAT** the September 26, 2023, Regular Council Meeting Minutes be adopted as amended.*

CARRIED.

### 5. PUBLIC INPUT & DELEGATIONS

#### 5.1 Delegations

**Andrea Blakeman, David Brooks, Bob Moss, and Ed Mayne -  
Ballenas Housing Society  
Re: Affordable Housing**

Ballenas Housing Society, formerly known as Nanaimo Affordable Housing Society, presented a PowerPoint presentation. The Society outlined its history and noted its charitable status, mission, and vision. It also detailed its clients, partners, completed projects, property portfolio, funding model and its negotiated agreements which allow discounted rental rates at their properties.

The Society noted local housing need and interest in pursuing development of an 80 unit affordable housing rental apartment building on the property known as the water tower property (the "Property") at the end of Short Road. The Society noted phasing options, and noted that acquiring land, servicing and financing are the the most significant challenges for a development like this.

The Society is seeking a commitment from the District to undertake servicing and rezoning from the property, transfer the Property to the Society for nominal consideration and waive municipal fees and charges associated with this development. In exchange the Society would undertake a feasibility study and if feasible, construct and operate an affordable rental housing development.

The Society's goal is to introduce this development within four to six months would allow them to submit a grant funding proposal at the annual BC Housing intake.

The Society responded to questions related to next steps, alternate locations, the number of proposed units, alternate housing forms, management of properties owned by other entities, their tenant vetting process, and the provision of seasonal housing.

## 6. UNFINISHED BUSINESS

There was no unfinished business.

## 7. BYLAWS

### 7.1 Zoning Amendment & DVP - 256 Matterson Drive *Bruce Grieg, Director of Community Planning*

Staff clarified that the proposed bylaw is to rezone the property to an R6 Zone not an R5 Zone.

2023.2265.REGULAR *It was moved and seconded **THAT** Council, with regard to the proposed change in zoning designation of the western part of 256 Matterson Drive for a proposed subdivision, give first and second reading to District of Ucluelet Zoning Amendment Bylaw No. 1335, 2023, and direct staff to give notice for a public hearing to receive input on the bylaw and Development Variance Permit DVP23-12.*

CARRIED.

## 8. REPORTS

### 8.1 Port Albion Road Water Service Application *James MacIntosh, Director of Engineering Services*

Staff responded to Council questions related to the Applicant's request and the rationale for Staff's recommendation.

2023.2266.REGULAR *It was moved and seconded **THAT** Council refer this matter back to staff to work with the applicant to install the service connection at the desired location subject to a positive recommendation of a Qualified Environmental Professional.*

2023.2267.REGULAR *It was moved and seconded that the motion be amended as follows:  
**THAT** Council refer this matter back to staff to work with the applicant to install the service connection **at the applicant's** desired location subject to a positive recommendation of a Qualified Environmental Professional.*

CARRIED.

2023.2268.REGULAR *It was moved and seconded **THAT** Council refer this matter back to staff to work with the applicant to install the service connection at the applicant's*

*desired location subject to a positive recommendation of a Qualified Environmental Professional.*

CARRIED.

**9. NOTICE OF MOTION**

There were no notices of motion.

**10. CORRESPONDENCE**

**10.1 Mitzi Dean, Minister**  
*Ministry of Children and Family Development*

**10.2 Ambrose Yung, Registrar**  
*Youth Parliament of B.C Alumni Society*

Council requested that this information be forwarded to the Ucluelet Secondary School.

**10.3 Vance White - Manager, Stakeholder Engagement Team**  
*Assistant Deputy Minister (Public Affairs), Department of National Defence*

Council requested that this information be forwarded to the Ucluelet Secondary School.

**10.4 Cathy Peters**  
*Anti Human trafficking Initiative BC*

**10.5 Nicole Thompson, Vice Principal**  
*Ucluelet Secondary School, Scholarship Recipients*

**11. INFORMATION ITEMS**

**11.1 Movie Night/ Survey Press Release**  
*Alberni- Clayoquot Regional District*

**11.2 Monthly Policing Report, September 2023**  
*Sgt. Marc Jones, Ucluelet Detachment*

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

**12.1 Councillor Shawn Anderson**  
*Deputy Mayor, April 1 - June 30, 2023*

Councillor Anderson met with the medical health officer for the Central and North Island Dr. Enns to discuss public health issues. He is pursuing a meeting with Dr. Kerr to discuss doctor retention and recruitment.

Councillor Anderson noted a meeting with Stephanie Kar from Lane Light Traffic Technologies at the Union of British Columbia annual conference. Councillor Anderson noted interest in improving safety lighting at pedestrian crossings on Peninsula Road.

Councillor Anderson also attended a meeting about the Municipal Protected Areas Project where biological conservation in municipal areas was discussed. Councillor Anderson will attend the Decolonize First Learning Circle course commencing in November.

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

Councillor Hoar attended the Truth and Reconciliation day exhibit at the Ucluelet Secondary School on September 30th. The exhibit will be presented at the Tofino Visitor Centre on on Friday, October 13th.

Councillor Hoar plans to attend a working lunch in November hosted by North Island College.

Councillor Hoar noted that the keynote speaker a the UBCM Conference stated that "If you can't be good, be great".

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

Councillor Kennington chaired the Accessibility Committee Meeting on October 4th where he distributed accessibility related materials provided at a tour hosted by the Union of British Columbia annual convention related to financing accessibility projects.

**12.4 Councillor Mark Maftei**  
***Deputy Mayor, October 1 - December 31, 2023***

Councillor Maftei plans to attend the Clayoquot Biosphere Trusts Regional Forum on October 18h.

**12.5 Mayor Marilyn McEwen**

On September 27th Mayor McEwen attended a Tourism Ucluelet Meeting. A task force has been convened to determine whether or not to use the Pacific Rim Visitor Centre for visitor services and whether such services should be offered in-person in town.

The Mayor will attend a 4VI industry session in Ucluelet on November 30th from 4 PM to 7 PM. Minister Minister Popham will be in attendance.

The Mayor attended the Alberni-Clayoquot Regional Directors Board meeting on September 27th and she attended the raising of the Survivors Flag at the Municipal Office on September 29th. On October 4th Mayor McEwen attended the West Coast Committee Meeting. Tipping rates at the West Coast Landfill will increase, a motion was adopted to implement pay parking at the Long Beach Airport, and West Coast transit service level and costing was approved by the Committee.

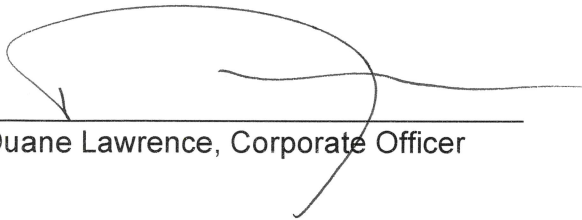
**13. QUESTION PERIOD**

There were no questions.

**14. ADJOURNMENT**

The meeting was adjourned at 5:50 PM.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, October 10, 2023 at 4:00 pm in the Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



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Duane Lawrence, Corporate Officer



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Marilyn McEwen, Mayor