

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, January 28, 2020 at 3:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Mark Boysen, Chief Administrative Officer
 Donna Monteith, Chief Financial Officer
 Bruce Greig, Manager of Community Planning
 Brent Ashon, Bylaw Officer
 Nicole Morin, Corporate/Planning Clerk

Regrets:

1. CALL TO ORDER

1.1 Mayor Noël called the meeting to order at 3:30 PM.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

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

3. NOTICE OF VIDEO RECORDING

Audience members and delegates were advised that this proceeding is being video recorded and broadcast on YouTube.

4. ADDITIONS TO AGENDA

4.1 Addition to the Agenda Item No 11.1 Information Items

a. Add Press Release Spring Cove and the Safe Harbour Trail.

5. APPROVAL OF AGENDA

5.1 January 28, 2020 Regular Agenda

2020.008.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**
THAT Council approve the January 28, 2020 Regular Agenda as amended.
CARRIED.

6. ADOPTION OF MINUTES

6.1 January 14, 2020 Regular Minutes

Council noted the following errors:

- Page 7 - Councillor Cole did not move recommendation 2 of item 12.1 as she had recused herself. Make correction to Councillor Kemps.
- Page 3 - typo change "from" to "form" in Black Rock delegation.

2020.009.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**

THAT Council approve the January 14, 2020 Regular Minutes as amended.

CARRIED.

7. UNFINISHED BUSINESS

7.1 There was no unfinished business.

8. MAYOR'S ANNOUNCEMENTS

8.1 Mayor Noël noted:

- Thank you to residents for being community-minded during the recent Highway 4 Road Closure.
- Thank you to the Ministry of Transportation and road contractors for their communication and efforts in getting the road reopened so promptly.
- Expecting to have an update from the Ministry about the cause of the road closure and the projected project completion date.
- Reminder for everyone to have their 72-hour kit ready in case of an emergency.

9. PUBLIC INPUT AND DELEGATIONS

9.1 Public Input

There was no public input.

10. CORRESPONDENCE

10.1 UBC Rural Evidence Review Project Follow-Up

2020.010.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**

THAT Staff disburse the UBC Rural Evidence Review and associated surveys through Ukee Mail.

CARRIED.

10.2 Clayoquot Biosphere Trust Grant Announcement

2020.011.REGULAR **It was moved by Councillor Kemps and seconded by Councillor Cole**

THAT Staff distribute the Clayoquot Biosphere Trust grant announcement through Ukee Mail and the "Societies" email group.

CARRIED.

11. INFORMATION ITEMS

11.1 Press Release - Spring Cove and the Safe Harbour Trail

Mark Boysen, Chief Administrative Officer, spoke to the press release noted that it was presented to Council as a point of notice.

Council noted the timeliness of the press release and the importance of transparency in their decisions.

12. COUNCIL COMMITTEE REPORTS

12.1 Councillor Marilyn McEwen

Deputy Mayor January - March 2020

Jan 18 - Councillor McEwen attended Vancouver Island Regional Library AGM, noted that the focus has shifted to ownership versus tenancy with new facilities being built as replacement is needed. She also noted that libraries have become technology hubs, with creativity commons included in renovated/new facilities.

12.2 Councillor Lara Kemps

Deputy Mayor April- June 2020

Councillor Kemps had nothing to report.

12.3 Councillor Jennifer Hoar

Deputy Mayor July - September 2020

Councillor Hoar had nothing to report.

12.4 Councillor Rachelle Cole

Deputy Mayor October - December 2020

Councillor Cole attended the following:

Jan 15 - Forest Glen Senior's Lunch which continues to have a fabulous participant and volunteer turnout.

Jan 15 - Ucluelet Emergency Network

Jan 22 - ACRD Meeting where she discussed the possibility of Ucluelet having a vote in upcoming development permit applications. She noted that she also received feedback that the current Tofino Bus stop location is very exposed to weather and inconveniently located downhill from the Coop.

12.5 Mayor Mayco Noël

Jan 20 - attended with Council, the Joint Ucluelet/Tofino Council

Meeting and the afternoon session with representatives from ACRD and local First Nations. He noted that cellular coverage for Highway 4 was found to be a priority for all representatives.

13. REPORTS

13.1 Board of Variance Member Appointees

John Towgood, Planner 1

2020.012.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**

THAT Council reappoint Leif Hagar, Matt Harbidge and Erik Larsen to serve on the Board of Variance for a three-year term.

CARRIED.

14. LEGISLATION

14.1 Building Infractions and Zoning Bylaw Amendment for 2088 Peninsula Road

John Towgood, Planner 1

Bruce Greig, Manager of Community Planning spoke to the report. He noted the following:

- Property is currently zoned for motel usage. The business license was revoked when Staff become aware of property being used for multi-family residential purposes not as a motel.
- In October Staff observed that construction without permits was taking place on the property and in November Staff followed up with a site inspection and a meeting with the residents. Staff has communicated with both owners and residents in an effort to keep communications consistent.
- Bylaw has been drafted for Council's review, recognizing the situation and the importance of multifamily housing in Ucluelet, which would if passed zone the property for multifamily residential.
- Owners have an opportunity at this meeting to appeal the business license revocation if they wish to do so.
- Section 57 can be put on title that would allow a potential purchaser who is exercising due diligence on the property to become aware of the notice on title and investigate further. If work is completed and the owners are able to gain their occupancy permit the Section 57 can be removed from title.
- Owner's have an opportunity at this meeting to speak to the Section 57 if they wish to do so.

There were no question or comments from Council at this point, and the owner was invited to speak.

Glen Kaikonnen, resident and owner, spoke in support of the actions recommended by Staff, noting that it is a good idea and he is appreciative of all the work done by Staff to move this forward. He noted that he is in agreement with the cancellation of the business license, and noted it is difficult and complicated to run it as a motel, and he would like to have residential zoning.

Residents were invited to speak.

Jared Fenwick, resident, appealed for a longer period of time for landlord to spread the cost of the renovations over a longer period.

Council noted that Staff are working to bring the building into compliance and they can't speak to the timeline required.

2020.013.REGULAR **It was moved by Councillor Cole and seconded by Councillor Hoar**

THAT Council approve recommendation 3 of legislation item, "Building Infractions and Zoning Bylaw Amendment for 2088 Peninsula Road" which states:

3. THAT a Notice pursuant to the authority of Section 57 of the Community Charter be filed in the Land Titles Office against the Title of Lot 8, District Lot 284, Clayoquot Land District, Plan VIP58757; PID 018-743-668; having a civic address of 2088 Peninsula Road.

CARRIED.

2020.014.REGULAR **It was moved by Councillor Cole and seconded by Councillor McEwen**

THAT Council approve recommendation 4 of legislation item, "Building Infractions and Zoning Bylaw Amendment for 2088 Peninsula Road" which states:

4. THAT District of Ucluelet Zoning Amendment Bylaw No. 1262, 2020, be given first and second reading and advanced to a public hearing.

CARRIED.

15. OTHER BUSINESS

15.1 There was no other business.

16. QUESTION PERIOD

Ellen Kimoto, resident, here today to speak to Wild Pacific Trail, wanted to bring a positive option.

She noted that the Kimotos have been living at the Cove since 1949.

Archeology study noted presence of a midden there, and a whaling camp for the Ucluelet First Nations. She wants it to be a part of Ucluelet that people are proud of, and with its history, two things could be possible. Could become a

national museum parkland, like Fort Langley, or it could become part of the Broken Island Group. She expressed the desire for the land to be protected, they would like to plant a seed with the Council and Mayor to think creatively about that part of the world.

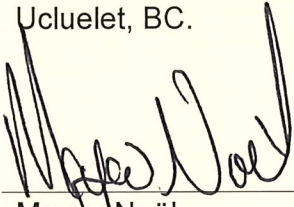
Sally Mole, resident, noted the importance of the Rural Health Survey and that she would like to see it distributed to community members.

17. ADJOURNMENT

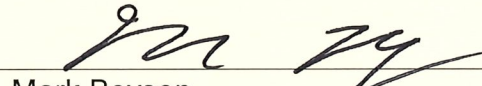
17.1

Mayor Noël adjourned the meeting at 4:10 PM.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, January 28, 2020 at 3:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Mayo Noël
Mayor



Mark Boysen
CAO