



## REGULAR MEETING OF COUNCIL

Held Electronically and in the George Fraser Community Room,  
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet

**Tuesday, January 14, 2025 @ 4:00 PM**

### MINUTES

Present:      **Chair:**            Mayor McEwen  
                 **Council:**       Councillors Anderson, Hoar (Via Zoom), Kennington (Via Zoom), and Maftai (Via Zoom)  
                 **Staff:**            Duane Lawrence, Chief Administrative Officer  
                            Bruce Greig, Director of Community Planning  
                            James MacIntosh, Director of Engineering Services  
                            Joseph Rotenberg, Manager of Corporate Services  
                            Rick Geddes, Fire Chief  
                            Anneliese Neweduk, Planner  
                            Nicole Morin, Building Inspector  
                            Nancy Owen, Executive Assistant

Regrets:

#### 1. CALL TO ORDER

The January 14, 2025 Regular Council Meeting was called to order at 4:01 PM.

##### 1.1. ACKNOWLEDGEMENT OF THE YUULU?IL?ATH

**Council acknowledged the Yuulu?il?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.**

##### 1.3. PROCEDURAL MOTION TO PERMIT MEMBERS TO ATTEND THE MEETING ELECTRONICALLY

2025.2025.REGULAR    *IT WAS MOVED AND SECONDED:*

***THAT*** section 10.5 of the Council Procedure Bylaw be suspended for the duration of the January 14, 2025 Regular Council Meeting so Councillors Hoar, Kennington and Maftai can all attend this meeting electronically.

CARRIED.

## 2. LATE ITEMS

- 2.1. **Applicant's Written Submission Related to Zoning Amendment for 1959 Cynamocka Road**  
*Fraser Macmillan, Applicant, 1959 Cynamocka Road*
- 2.2. **Protecting Taxpayers from Overspending on Local Government Construction**  
*Chris Gardner, President and CEO, Independent Contractors and Business Association (ICBA)*
- 2.3. **Delegation: Dennis Morgan, Board Member, Raincoast Education Society**  
**Re: Amphitrite House Occupancy**

2025.2026.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** the January 14, 2025 Regular Council Meeting agenda be amended by:

- adding the late item titled “Applicant’s Written Submission Related to Zoning Amendment for 1959 Cynamocka Road” under agenda item 6.2;
- also adding the late item titled “Protecting Taxpayers from Overspending on Local Government Construction” as agenda item 9.4.; and
- adding the late item titled “Delegation: Dennis Morgan, Board Member, Raincoast Education Society” as agenda item 4.1.2.

CARRIED.

## 3. APPROVAL OF THE AGENDA

### 3.1. January 14, 2025 Regular Council Meeting

2025.2027.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** the January 14, 2025 Regular Council Meeting Agenda be adopted as amended.

CARRIED.

## 4. PUBLIC INPUT & DELEGATIONS

### 4.1 Delegations

#### 4.1.1. **Sergeant Marc Jones, Ucluelet RCMP Detachment** **Re: Quarterly Policing Report and Policing Priorities**

Sergeant Jones reported on policing activities in 2024 and introduced body worn cameras now being used by the officers in Ucluelet in a trial basis. He noted that the upcoming policing priorities are being considered for the fiscal year in 2025. He

requested that Council consider suggestions for policing priorities for the 2025 fiscal year.

**4.1.2. Delegation: Dennis Morgan, Board Member, Raincoast Education Society  
Re: Amphitrite House Occupancy**

Councillor Maftai declared a conflict of interest and recused himself as he is the Executive Director of the Raincoast Society. He left the meeting at 4:24 PM.

Mr. Morgan, outlined their Memorandum of Understanding with the Wild Pacific Trail Society which allows them to access and use the the facility. He also provided details on the Lease Agreement with the District, to which the Raincoast Education Society is a party for the use of the Amphitrite House. He noted delays in the Amphitrite House being available for their programming, and its impact on their operations and an employee that they hired to work at the facility.

**5. UNFINISHED BUSINESS**

There was no unfinished business.

Councillor Maftai returned to open session at 4:31 PM after item 4.1.2. was dealt with.

**6. BYLAWS**

**6.1. District of Ucluelet Building Bylaw No. 1363, 2025  
*Nicole Morin, Municipal Inspector***

Bruce Greig, Director of Community Planning, presented this report.

- 2025.2028.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council gives first, second, and third reading to District of Ucluelet Building Bylaw No. 1363, 2025.*  
CARRIED.
- 2025.2029.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council gives first, second, and third reading to District of Ucluelet Fees and Charges Amendment Bylaw No. 1364, 2025.*  
CARRIED.
- 2025.2030.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council gives first, second, and third reading to District of Ucluelet Municipal Ticket Information Amendment Bylaw No. 1365, 2025.*  
CARRIED.

**6.2. Zoning Amendment for 1959 Cynamocka Road**  
**Anneliese Neweduk, Planner**

Bruce Greig, Director of Community Planning, presented this report.

2025.2031.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** Council direct staff to give notice of first reading for District of Ucluelet Zoning Amendment Bylaw No. 1354, 2024.

CARRIED.

**7. REPORTS**

**7.1. Joint Community Emergency Preparedness Fund Grant Application**  
**Rick Geddes, Fire Chief**

Chief Geddes presented this report.

In response to Council questions, the Chief noted that the Alberni-Clayoquot Regional District would administer this grant funding.

2025.2032.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** Council authorize the Alberni-Clayoquot Regional District to apply for, receive, and manage grant funding through the Union of BC Municipalities 2025 Community Emergency Preparedness Fund, on behalf of the District of Ucluelet for emergency services response supplies and equipment.

CARRIED.

**8. NOTICE OF MOTION**

There were no notices of motion.

**9. INFORMATION ITEMS**

**9.1. Barkley Community Forest New Signage**  
***Barkley Community Forest***

**9.2. Next Lieutenant Governor of British Columbia - Wendy Cocchia, C.M., O.B.C., LL.D.(Hon)**  
***Office of the Lieutenant Governor***

**9.3. AVICC Joint Area Association Virtual Engagement Session**  
***Association of Vancouver Island and Coastal Communities***

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

**10.1. Councillor Shawn Anderson**  
***Deputy Mayor, April 1 - June 30, 2025***

**10.2. Councillor Jennifer Hoar**

***Deputy Mayor, January 1 - March 31, 2025***

**10.3. Councillor Ian Kennington**

***Deputy Mayor, July 1 - September 30, 2025***

**10.4. Councillor Mark Maftei**

***Deputy Mayor, October 1 - December 31, 2025***

**10.5. Mayor Marilyn McEwen**

Mayor McEwen attended:

- the Barkley Community Forest Corporation meeting and Christmas lunch, and an Alberni-Clayoquot Regional District meeting on December 11th;
- the Sail Past on December 12th;
- the District of Ucluelet's Christmas party on December 13th;
- the Resort Community Collaborative meeting on December 16th;
- the Tourism Ucluelet Board meeting on December 18th; and
- the Tourism Ucluelet Board Retreat from January 10th to 12th, 2025.

**11. QUESTION PERIOD**

There were no questions or comments.

**12. CLOSED SESSION**

**12.1. Procedural Motion to Permit Members to Attend the Closed Session Electronically.**

2025.2033.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** section 10.6 of the Council Procedure Bylaw be temporarily suspended for the remainder of the January 14, 2025 Regular Council Meeting to allow Councillors Kennington, Hoar and Maftei to electronically attend the closed portion of this meeting.

CARRIED.

**12.2. Procedural Motion to Move In-Camera**

2025.2034.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** the January 14, 2024 Regular Council Meeting be closed to the public pursuant to the following sections of the Community Charter:

- 90(1)(c) labour relations or other employee relations;
- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- 90(1)(g) litigation or potential litigation affecting the municipality; and
- 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED.

The meeting was closed to the public at 4:56 PM.

### 13. ADJOURNMENT

13.1. Council returned to open session at 6:58 PM, and rose and reported that Council adopted the following resolutions in closed session:

- THAT Council direct staff to present the draft Licence of Occupation over portions of Bay Street to Alliance Holdings for their review and execution as a long-term interim solution to legitimizing the existing encroachments of private buildings and gardens on the public road right-of-way adjacent to 1948 Bay Street.
- THAT Council indicate its support, subject to the normal necessary public process, for amending the zoning of the Alliance Holdings property at 1948 Bay Street to reflect its current residential use and indicate that this amendment is expected to be brought forward with other residential zoning amendments in the municipal workplan for 2025.

#### 13.2. Procedural Motion to Adjourn

2025.2035.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** the January 14, 2025, Regular Council Meeting be adjourned.

CARRIED.

The meeting was adjourned at 7:00 PM.

**CERTIFIED CORRECT:**

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Corporate Officer

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Marilyn McEwen, Mayor