



SPECIAL MEETING OF COUNCIL

Held Electronically and in the George Fraser Community Room,
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet
Tuesday, January 21, 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
 John Towgood, Municipal Planner
 Anneliese Neweduk, Planner
 Nancy Owen, Executive Assistant

Regrets:

1. CALL TO ORDER

The January 21, 2025, Special Council Meeting was called to order at 4:00 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 this proceeding is 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.SPECIAL *IT WAS MOVED AND SECONDED:*

THAT section 10.5 of the Council Procedure Bylaw be suspended for the duration of the January 21, 2025 Special Council Meeting so Councillors Hoar, Kennington and Maftai can all attend this meeting electronically.

CARRIED.

2. LATE ITEMS

2.1 Additional Correspondence Related to Bylaw Nos. 1366, 2024, 1367, 2024 and 1368, 2024.

2025.2026.SPECIAL *IT WAS MOVED AND SECONDED:*

THAT the January 21, 2025 Special Council Meeting agenda be amended by:

- adding the late item titled “Additional Correspondence Related to Bylaw Nos. 1366, 2024, 1367, 2024 and 1368, 2024” under agenda item 4.2.*

CARRIED.

3. APPROVAL OF AGENDA

3.1 January 21, 2025 Special Council Meeting

2025.2027.SPECIAL *IT WAS MOVED AND SECONDED:*

THAT the January 21, 2025 Special Council Meeting Agenda be adopted as amended.

CARRIED.

4. PUBLIC HEARINGS

District of Ucluelet Official Community Plan Bylaw No. 1366, 2024, District of Ucluelet Zoning Amendment Bylaw No. 1367, 2024, and District of Ucluelet Housing Agreement Bylaw No. 1368, 2024

(Location: 221 Minato Road; Legal Description: Lot 1, Plan EPP129243, District Lot 286, Clayoquot Land District, PID 032135084)

4.1 Related Documents

Mr. Greig presented a brief overview of each of the subject bylaws.

4.2 Related Written Correspondence

We received 20 correspondence items, including the late items. Seven residents spoke in favour of the development and thirteen residents were opposed and/or expressed concerns.

4.3 Applicant Presentation

The applicant, Joshua Hunt from ERIF, was given the opportunity to speak, and presented the background of how the project started and ERIF's methodology.

4.4 Public Input

Barb Schramm, Ucluelet resident, spoke in opposition expressing concerns on density, and environmental impacts of the mudflats and forest corridor.

Courtney Cullen, Ucluelet resident, spoke in support of the development.

Don Ferris, Ucluelet resident, spoke in opposition siting concerns for the environmental impacts and archeological concerns expressed by the First Nations.

Todd Evalina, Ucluelet resident, spoke in support of the development.

Natasha Barnard; Ucluelet resident, spoke in support of the development.

Dennis Morgan, Ucluelet resident, spoke in support of the development.

Joe Corlazzoli, Ucluelet resident, spoke in support of the development.

Bryan Pudney, Ucluelet resident, spoke in support of the development.

Laura Griffith-Cochrane, Ucluelet resident, spoke in opposition siting concerns for the environmental impacts on the mudflats, although is in favour of affordable housing, not at the expense of the environment.

Cindy Levine, Ucluelet resident, spoke in support of the development.

Cameron Beattie, Ucluelet resident, spoke in support of the development.

Chantal Gemmell, Ucluelet resident, spoke in support of the development with concern about the affordable and attainable housing staying in perpetuity.

Judy Gray, ACRD resident, spoke in support of the development.

Daryl Dorion, Ucluelet resident, spoke in support of the development, but not in favour of the trail near the mudflats.

Barb Beasley (zoom), Ucluelet resident, spoke in opposition in part pertaining to environmental impacts, the tsunami hazard zone restrictions within the OCP, and concerns that the 30 m tree buffer

is inadequate for the long-term integrity of the ecosystem and structural integrity of the buildings.

Murry Cole, Ucluelet resident, spoke in support of the development.

Chris Bozman, Ucluelet resident, spoke in support of the development.

Kevin Vanvouwerff, Ucluelet resident, spoke in support of the development.

Josh Jenkins, Ucluelet resident, spoke in support of the development. Chan

Erika Keen, Ucluelet resident, spoke in support of the development.

Dario Corlazzoli, Ucluelet resident, spoke in support of the development.

Nancy Lobaugh (zoom), Ucluelet resident, spoke in general support of the development with concerns regarding environmental impacts, archeologically sensitive areas and wildlife habitat.

Josh Denny (correspondence), Ucluelet resident, wrote in opposition siting concerns for removing the 30 m tree buffer and questions regarding the proposed housing affordability.

Markus Rannala (correspondence), Ucluelet business, wrote mostly in favour of the development with concerns for density and forest setbacks.

Tamara Summers (correspondence), Ucluelet business, wrote in favour of the development.

Samuel Vandervalk (correspondence), residence unknown, wrote in favour of the development.

Mark Fortune (correspondence), Ucluelet resident, wrote in opposition siting concerns for density, infrastructure demands, environmental impacts, and road safety.

Shane Hilder, Ucluelet resident, spoke in support of the development.

The Mayor closed the public hearing on District of Ucluelet Official Community Plan Amendment Bylaw No. 1366, 2024, District of Ucluelet Zoning Amendment Bylaw No. 1367, 2024, and District of Ucluelet Housing Agreement Bylaw No. 1368, 2024, at 6:55 PM.

5. ADJOURNMENT

5.1 Procedural Motion to Adjourn

2025.2028.SPECIAL *IT WAS MOVED AND SECONDED:*

***THAT** the January 21, 2025, Special Council Meeting be adjourned at 6:55 PM.*

CARRIED.

CERTIFIED CORRECT:

Marilyn McEwen, Mayor

Corporate Officer