

**DISTRICT OF UCLUELET**  
**MINUTES OF THE SPECIAL COUNCIL MEETING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Tuesday, August 24, 2021 at 3:30 PM**

Present:      **Chair:**            Mayor Noël  
                 **Council:**        Councillors Hoar and Kemps (Via Zoom)  
                 **Staff:**             Bruce Greig, Director of Community Planning  
                                 Andy Laidlaw, Acting Chief Administrative Officer  
                                 Joseph Rotenberg, Manager of Corporate Services  
                                 Paula Mason, Administrative Clerk

Regrets:        Councillor Cole, Councillor McEwan

**1. CALL TO ORDER**

The meeting was called to order at 3:30 pm.

**2. ACKNOWLEDGEMENT OF YUULU?İ?ATH**

Council acknowledged the Yuulu?İ?ath, on whose traditional territories the District of Ucluelet operates.

**3. NOTICE OF VIDEO RECORDING**

Audience members and delegates were advised that the proceeding was being broadcast on YouTube and Zoom, which may store data on foreign servers.

**4. LATE ITEMS**

There were no late items.

**5. APPROVAL OF AGENDA**

**5.1 August 24, 2021, Special Council Meeting**

2021.2092.SPECIAL    **It was moved by Councillor Hoar and seconded by Councillor Kemps**  
                                 *THAT Council approve the August 24, 2021, Special Meeting Agenda as presented.*

CARRIED.

**6. MAYOR'S ANNOUNCEMENTS**

There were no Mayor's Announcements.

**7. LEGISLATION**

**7.1 Building Permits for Signature Circle lots vs. RU Zoning**  
*Bruce Greig, Director of Community Planning*



Mr. Greig summarized his report and displayed slides of the subject properties known as Signature Circle. Mr. Greig noted that none of the 29 applied for building permits would comply with the RU Zone - Rural Residential zoning designation that is proposed in the Zoning Amendment Bylaw No. 1293, 2021. He noted that a number of the lots would have a single-family dwelling as well as one or two secondary suites, which would be prohibited under the proposed bylaw. He noted that none of the buildings would comply with the maximum gross floor area requirement, similarly none of the buildings would comply the 3% maximum lot coverage that the RU Zone has. With regards to the 8 waterfront lots along the shoreline, there would be a 30-metre setback from the natural boundary, that none of the structures in the plans appear to comply with. Mr. Greig displayed some sample plans of the building permits submitted.

Mr. Greig referred to a motion to withhold building permits for 30 days, that Council previously passed. He outlined the recommendation the motion to withhold building permits for a further 60 days, to enable the bylaw process to complete.

#### Rob Vrooman of Onni Group

Mr. Vrooman opposed the recommended motion. He noted that the Zoning would substantially devalue the subject land. Mr. Vrooman mentioned that focusing on the 30 single-family lots, is coming at the detriment of planning for the remaining 330 acres on the Wyndansea Lands.

He put forth that the District of Ucluelet has a willing and capable potential partner in the Onni Group, who could do a lot on these lands in addressing housing needs. He noted potential litigation costs.

Mr. Vrooman urged Mayor and Council to continue discussions with Onni Group.

2021.2093.SPECIAL **It was moved by Councillor Hoar and seconded by Councillor Kemps**  
*THAT pursuant to section 463 of the Local Government Act Council direct that building permits be withheld in relation to each of the building permit applications submitted on July 29, 2021, in relation to the Signature Circle properties Strata Lots 1 - 4 and 6 - 30, District Lots 471, 472 and 473, Clayoquot Land District, Strata Plan VIS6504 for a further period of 60 days as the development proposed in the building permit applications exceed the maximum permitted building size, do not comply with the permitted uses and/or encroach within minimum setbacks under the District of Ucluelet Zoning Amendment Bylaw No. 1293, 2021, and the use and density of the lots would not comply with the low-density rural residential designation under the District of Ucluelet Official Community Plan Amendment Bylaw No. 1292, 2021, both of which bylaws are currently under consideration by Council.*



CARRIED.

**8. CLOSED SESSION**

There was no closed session.

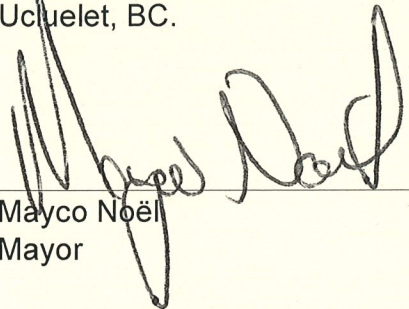
**9. RECONVENE FROM CLOSED SESSION**

There was no closed session.

**10. ADJOURNMENT**

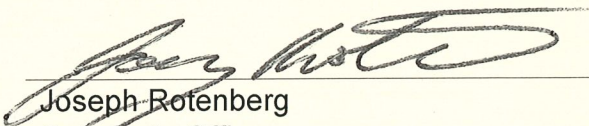
The meeting was adjourned at 3:46 pm.

**CERTIFIED CORRECT:** Minutes of the Special Council Meeting held on Tuesday, August 24, 2021 at 3:30 pm in the George Fraser Room, Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



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Mayco Noël  
Mayor



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Joseph Rotenberg  
Corporate Officer