

**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE**  
**Tuesday, March 15, 2022 at 4:00 PM**

Present:      **Chair:**            Mayor Noël  
                 **Council:**        Councillors Cole, Hoar, Kemps, and McEwen  
                 **Staff:**            Donna Monteith, Acting Chief Administrative Officer, Chief Financial Officer  
                            Bruce Greig, Director of Community Planning  
                            Abby Fortune, Director of Parks and Recreation  
                            James MacIntosh, Director of Engineering Services  
                            Paula Mason, Manager of Corporate Services  
                            Samantha McCullough, Executive Assistant

Regrets:

**1      CALL TO ORDER**

The meeting was called to order at 4:00pm.

**2      ACKNOWLEDGEMENT OF THE YUULU?I?ATH**

Council acknowledged the Yuulu?i?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 video recorded and 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    The second scheduled delegation, Mr. McLane of First Light Developments, was unexpectedly unable to attend but looks forward to presenting at a future Council meeting. Item 10.1 was deferred to a future meeting of Council, when Mr. Lawrence is available to attend.**

2022.2051.REGULAR    *It was moved and seconded **THAT** Council adopt the March 15, 2022 Regular Agenda as amended.*

CARRIED.

## 6 ADOPTION OF MINUTES

### 6.1 February 22, 2022 Regular Minutes

2022.2052.REGULAR *It was moved and seconded **THAT** Council adopt the February 22, 2022 Regular Minutes as presented.*

CARRIED.

### 6.2 February 24, 2022 Special Budget Minutes

2022.2053.REGULAR *It was moved and seconded **THAT** Council adopt the February 24, 2022 Special Budget Minutes as presented.*

CARRIED.

## 7 PUBLIC INPUT & DELEGATIONS

### 71 Public Input

a) Patricia Sieber - 1058 Helen Road: Ms. Sieber asked how the goals, actions and prioritizing improvements in both communication and community engagement (as quoted from the Strategic Plan) were used to guide the Village Green or Peninsula Road projects.

b) Jan Draeseke - The Crow's Nest: Ms. Draeseke of the Ucluelet Concerned Citizens group, asked when the public has access to information at the design level, before projects are finalized, and when do they get to put forth suggestions and give input?

c) Bruce Forrest - 372 Marine Drive: Mr. Forrest asked who paid for the survey work that was done on the Peninsula Road project.

d) Rina Vigneault - 926 Peninsula Road: Ms. Vigneault spoke to previous Town Hall meetings that were used in past years to provide a forum for public input.

### 72 Delegations

**Marcie DeWitt, Alberni Clayoquot Health Network**  
**Re: Building Prosperity in the Alberni Clayoquot - Poverty Reduction Action Plan**

Ms. DeWitt provided a presentation reporting on the findings and recommendations of the Poverty Reduction Action plan. The ACHN's goal is to work regionally to action recommendations around poverty reduction and equity.

**Andrew McLane, APMC Holdings Ltd - First Light  
Developments  
Re: Lot 13 Affordable Housing Project**

Mr. McLane was unable to attend the meeting, but looks forward to presenting at a future meeting of Council.

**8 UNFINISHED BUSINESS**

There was no unfinished business.

**9 BYLAWS**

**9.1 Zoning Amendment Application - Pacific Rim Charters & Guest  
Lodge (354 Forbes Road)  
Bruce Greig, Director of Community Planning**

The applicant was given the opportunity to address Council.

2022.2054.REGULAR *It was moved and seconded **THAT** Council direct staff to advise the applicant to arrange for the registration of the section 219 restrictive covenant and access easement on the title of the property at 354 Forbes Road, and defer further consideration of amending the zoning designation of the property until such time as the conditions stated by Council in October 2018 are met.*

CARRIED.

**9.2 Development Variance Permit and Covenant modification - 848  
Marine Drive  
John Towgood, Municipal Planner**

The applicant was given the opportunity to address Council. Members of the public were also allowed to comment to the proposed DVP. Mr. Lane of 847 Marine Drive, spoke in opposition to the development variance permit being issued.

2022.2055.REGULAR *It was moved and seconded **THAT** Council reject DVP21-03.*

CARRIED.

2022.2056.REGULAR *It was moved and seconded **THAT** Council take a brief recess beginning at 5:37pm. Council returned at 5:45pm.*

CARRIED.

**9.3 Loan Authorization Bylaw No. 1304, 2022 Water System and  
Filtration improvements project  
Donna Monteith, Chief Financial Officer**

Ms. Monteith provided a detailed report regarding the borrowing of the funds required for the completion of the Water System and Filtration



Improvements project. She explained how this borrowing would affect our yearly debt servicing, and how it would be in the District's best interest to begin collecting extra property taxes now, in order to meet the payments later on. Ms. Monteith then detailed how the borrowing process would proceed.

- 2022.2057.REGULAR *It was moved and seconded **THAT** Council abandon District of Ucluelet Loan Authorization Bylaw No. 1268, 2020.*  
CARRIED.
- 2022.2058.REGULAR *It was moved and seconded **THAT** Council approve Option A, to give first, second and third reading of Loan Authorization Bylaw No. 1304, 2022.*  
CARRIED.
- 2022.2059.REGULAR *It was moved and seconded **THAT** Council direct staff to submit District of Ucluelet Loan Authorization Bylaw No. 1304, 2022 to the Inspector of Municipalities for approval.*  
CARRIED.
- 2022.2060.REGULAR *It was moved and seconded **THAT** Council direct staff to revise the District of Ucluelet's five-year financial plan to include a 3% property tax increase to be placed into the Water Capital Reserve fund for future debt servicing of the water system and filtration improvements project.*  
CARRIED.

**9.4 Single-Use Item Regulation Bylaw Amendment No. 1298, 2022  
Paula Mason, Manager of Corporate Services**

Ms. Mason presented a report regarding adding plastic utensils to the list of regulated single-use items in our existing Single-Use Item Regulation bylaw.

- 2022.2061.REGULAR *It was moved and seconded **THAT** Council approve Option A, to adopt the Single-Use Item Regulation Amendment Bylaw No. 1298, 2022 as presented.*  
CARRIED.

**10 REPORTS**

**10.1 Amphitrite Point House Funding  
Abby Fortune, Director of Parks & Recreation**

This report was deferred to a future meeting of Council, when Mr. Lawrence is available to attend.

**10.2 2022-2027 MFA Equipment Financing Loan Authorization  
Donna Monteith, Chief Financial Officer**

Ms. Monteith provided a report seeking a special resolution from Council for an equipment financing loan from the Municipal Finance Authority in

the amount of up to \$350,000 for the purposes of purchasing fleet equipment and vehicles.

2022.2062.REGULAR *It was moved and seconded **THAT** the Council of the District of Ucluelet authorize up to \$350,000 be borrowed, under section 175 of the Community Charter, from the Municipal Finance Authority, for the purpose of purchasing fleet vehicles and equipment; and **THAT** the loan be repaid within 5 years, with no rights to renew.*

CARRIED.

**10.3 Contract Authorization for Peninsula Road Safety and Revitalization Project**  
**James MacIntosh, Director of Engineering Services**

Mr. MacIntosh provided a summary of his report. Councilor Hoar asked for clarification whether Option A would include the design of Larch Road in the overall design, thus making Larch Road "shovel ready" and available for staff to apply for the Active Transportation Grant that potentially has a Spring 2022 intake. Mr. MacIntosh confirmed that Councilor Hoar was seeing that clearly.

2022.2063.REGULAR *It was moved and seconded **THAT** Council approve Option A, to the Mayor and Corporate Officer to execute a contract between McElhanney and the District of Ucluelet for the design and construction management services of the Peninsula Road Safety and Revitalization Project in an amount of \$330,000 plus tax.*

CARRIED.

**10.4 YG Referral – Amendments to Zoning and Structures Act and Official Community Plan**  
**Bruce Greig, Director of Community Planning**

Mr. Greig presented a referral that had been received from the Yuułuʔiłʔatḥ Government and a draft response letter for Council's consideration.

2022.2064.REGULAR *It was moved and seconded **THAT** Council direct staff to issue a response to the Yuułuʔiłʔatḥ Government request for comment on the proposed amendments to the Yuułuʔiłʔatḥ Government Zoning and Structures Act Amendment Act No. 3 and Official Community Plan Act as presented in the attached letter to staff in Report No. 22-37.*

CARRIED.

**10.5 2022 Grants in Aid and In-Kind Contributions**  
**Donna Monteith, Chief Financial Officer**

Council approved \$17,750 in Grant in Aid contributions and \$53,721 in In-Kind contributions.



2022.2065.REGULAR *It was moved and seconded **THAT** Council authorize the Grants in Aid and In-Kind contributions for 2022 as presented in the approved Schedule of 2022 Grants in Aid and Council Contribution Requests; and, **THAT** Council direct staff to amend the draft Five Year Financial Plan by increasing the property tax requisition by an amount equal to the increase in grant in aid contributions as approved in the Schedule of 2022 Grants in Aid and Council Contribution Requests.*

CARRIED.

## 11 NOTICE OF MOTION

11.1 There were no Notices of Motion.

## 12 CORRESPONDENCE

12.1 Housing Needs Report comments  
Art Skoda, Ucluelet Resident

Mayor Noel advised that the Housing Needs Report was funded by grant funding, not taxpayer funds. He also spoke to the fact that when matters regarding re-zoning come before Council, our community's housing needs are certainly taken into consideration during the decision making process. Mayor Noel also mentioned that discussions regarding a road extension between Cedar Street and Lyche Road have been ongoing before Council since the 1980's.

12.2 Village Green Proposal  
Patricia Sieber, Ucluelet Resident

Mayor Noel assured Ms. Sieber who was in the audience, that her concerns are heard, that there will be upcoming community engagement where appropriate during project development and that there are bathrooms already approved for the Cedar Hub parking lot. Ms. Sieber was invited back to the microphone to continue her comments. Her overall concern was the distance of the bathrooms from the children's playground in the Village Green area. Councilor McEwen confirmed that the land that will hold the Cedar Hub bathrooms was actually purchased by the previous Council with the specific intention of having bathrooms, parking and lighting available in its specific location.

## 13 INFORMATION ITEMS

13.1 City of Maple Ridge to Minister Dix - Vaccine Restrictions  
Stephanie Nichols, Corporate Officer, City of Maple Ridge

13.2 C.A.R.E. Network - Letters of Support  
Ucluelet/Tofino Residents

13.3 February 2022 Regional Meetings update

Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs

13.4 AVICC 2022 Convention brochure  
AVICC President Morrison

13.5 Presentation to Federal Justice Committee re: prostitution in Canada  
Cathy Peters, BC anti-human trafficking educator, speaker, advocate

#### 14 MAYOR'S ANNOUNCEMENTS

14.1 Mayor Noel asked Councilor McEwen to give an update on the upcoming Whale Festival. Councilor McEwen highlighted that although planning has been focused on both virtual and outdoor events due to health restrictions, with the recent change to PHO's there will now be some additional indoor events planned. Heartwood will be hosting two events, Dinner in the Gardens, as well as a cooking demonstration called Marvelous Mollusks. There will be Uzume Taiko Drummers performing and hosting workshops at the Community Centre. Barnacle Ballads with Tiller's Folly will be performing at Long Beach Lodge Resort. PRAS event Art Splash will be held in the ballroom at Black Rock Resort.

#### 15 COUNCIL COMMITTEE REPORTS

15.1 Councillor Marilyn McEwen  
*Deputy Mayor January 1 - March 15, 2022*

February 24: District of Ucluelet Special Budget Meeting

March 1: Harbour Authority Meeting

March 18: In-camera meeting with Vancouver Island Regional Library  
re: strike action

15.2 Councillor Lara Kemps  
*Deputy Mayor March 16 - May 31, 2022*

February 24: District of Ucluelet Special Budget Meeting

March 1: Harbour Authority Meeting

March 8: Chamber of Commerce AGM

15.3 Councillor Jennifer Hoar  
*Deputy Mayor June 1 - August 15, 2022*

February 24: District of Ucluelet Special Budget Meeting

March 1: Harbour Authority Meeting

15.4 Councilor Rachelle Cole

**Deputy Mayor August 16 - October 31, 2022**

February 23: ACRD Regular Board Meeting  
February 28: Back Roads Task Force meeting  
March 2: West Coast Committee meeting  
March 9: Alberni Clayoquot Regional Hospital District meeting

NB: BC Ambulance Service's Ucluelet station is looking for Class 4 drivers.

**15.5 Mayor Mayco Noël**

**16 QUESTION PERIOD**

**16.1 The Clerk read aloud correspondences by the following people that were submitted via email to [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca):**

**Pieter Timmermans**

**Nora O'Malley x 2**

**Whitney Tilson (nee Touserani)**

**Staff and Council addressed some of the issues raised.**

**The following members of the audience had the opportunity to address Council:**

**Patricia Sieber**

**Rena Vigneault**

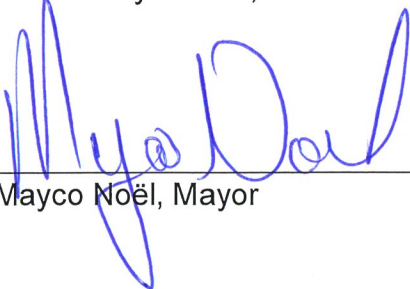
**Bruce Forrest**

**Jan Draeseke**

**17 ADJOURNMENT**

The meeting was adjourned at 7:51pm.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, March 15, 2022 at 4:00 pm in the Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

  
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Mayco Noël, Mayor

  
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Paula Mason, Deputy Corporate Officer