

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, April 25, 2017 at 7:30 PM

Present: **Chair:** Mayor St. Jacques
 Council: Councillors McEwen, Oliwa, Mole, and Noel
 Staff: Jeanette O'Connor, Chief Financial Officer / Interim CAO;
 Morgan Dodsall, Deputy Clerk; John Towgood, Planner I; Darcey Bouvier,
 Recording Secretary

Regrets:

1. CALL TO ORDER

1.1 Mayor St. Jacques called the meeting to order at 7:30 pm.

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 Council acknowledged the Yuułu?iŋ?ath First Nations on whose traditional territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

4. ADOPTION OF MINUTES

4.1 April 11, 2017 Regular Minutes

2017-134 It was moved by Councillor Oliwa and seconded by Councillor Mole
 THAT Council approve the April 25, 2017 Regular Minutes as presented.

CARRIED.

5. UNFINISHED BUSINESS

6. MAYOR'S ANNOUNCEMENTS

6.1 Mayor St. Jacques provided an update on the Unidirectional Flushing Program from the Superintendent of Public works, noting that crews take approximately 2 hours per flushing location and 1 day to complete each zone, and the overall project is anticipated to be complete as of May 3, 2017

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

7.1 Public Input

D. Foster inquired as to where the District of Ucluelet would be

accessing water for the town in order to keep up with all the new construction.

- Mayor St. Jacques advised there are two current water sources: Lost Shoe Creek Aquifer & Mercantile Creek; a long term plan is to consider Kennedy Lake as a possible water source and see how we can afford that, together with our Partners across the Bay.

M. Brown commented on the potential huge expense of having to procure new water source; stated there is a lot of development going on now; would like to see something that is progressive and forward thinking be put in place so that all new buildings are mandated to put in a large tank to capture run off water that could be used.

S. Mills presented information on his opposition to the proposed Food Truck application. Mills provided measurements, stating the proposed location would be 12' off Larch Road and 30' away from Peninsula Road. Mills noted that he is not opposed to the Food Truck itself, only the location. Concerns regarding the location include: encroachment on the residential side of Larch Road; increased traffic and parking on Larch Road; loitering after hours; increase in crime; bright lights and video surveillance; noise concerns; increased number of people would be unacceptable for that area; smells; increased crows and the associated mess; the proposed fence, while it would be 6-8', the land is below grade so the fence would only be 3' higher than the road; fencing the area would close off the community and provide an area for transients to hide.

S. Stewart advised that he is willing to work with neighbour's concerns and within the guidelines of the OCP for his proposed Food Truck application.

D. Ludwig stated his opposition to the Food Truck application; was concerned the neighbouring residents weren't properly notified; reiterated key concerns as outlined by S. Mills; questioned why the District pushes applications forward without properly notifying the residents who would be directly affected.

- J. Towgood, District Planner, advised that the applicant was directed to get their message out to the public. They did run out of time to have the notices mailed, therefore they asked the District to assist with getting the message out so the whole neighbourhood would be informed.

Allison stated their opposition to the Food Truck; concerns included: safety issues; large amount of children and seniors use Larch; easement to Davidson Plaza already sees a barrage of traffic; food open late will disturb neighbourhood whereas a proper commercial building would contain the noise; parking crisis; questioned why other applicants are being denied but this application appears to be going forward

- Councillor Noel advised that the application for a whale watching mobile unit at Howlers was denied due to concerns about: pedestrian traffic, busy location, crosswalk, adding more congestion, and cars backing onto Peninsula. Second application by the Army and Navy was withdrawn by the applicant

Allison inquired if Council was looking at proposing any parking solutions in general.

- Mayor St. Jacques advised they are, however it does cost a lot of money, noting that Council is considering the options and potential solutions.

T. Henry commented on the Cedar Road parking lot and how it is underutilized. Also commented how busy the empty lot across from Ukee Dogs.

P. Ashby stated their opposition to the Food Truck application. Commented on the negative effects of the increased traffic on Larch Road. Also inquired about the laneway and it's proper use. J. Towgood stated he has not looked at the land title to see if it's a registered laneway; does not think it's registered or in the OCP. However, the area is commercial and Zoning also calls it commercial. Council has legislated that area to be commercial.

A. Marshall feels the food truck is a fantastic idea, however does not agree on the location (albeit she stated she does not live in the immediate area). Commented on the fact local people use the back streets to get away from influx of tourist traffic that clog the main roads. Would be advantageous to look at the issue in a bigger picture, centralize and not put food trucks into neighbourhoods. Believes its naive to think that no matter how much beautifying is done, 3 parking spots would not help the issue; suggested Council to look at a place in town that would make more sense.

8. CORRESPONDENCE

8.1 Invitation re: Day of Mourning on April 28, 2017 United Steelworkers Local 1-85

2017-135 **It was moved by Councillor Noel and seconded by Councillor McEwen**
THAT Council receive correspondence item "Day of Mourning" for information.
CARRIED.

8.2 Public Input re: St. Jacques Park Development Cary McPherson et. al.

- Councillor Noel noted his appreciation in seeing Ms. McPherson's letters to Council, noting they are well thought out and provide great perspective.
- Mayor St. Jacques advised she attended the meeting last night, where public input was heard and concerns were addressed.

2017-136 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council receive correspondence item, "St. Jacques Park Development" for information.
CARRIED.

9. INFORMATION ITEMS

9.1 Conserving Amphibian Habitats Wetland Stewards for Clayoquot & Barkley Sounds

- Councillor Mole requested confirmation that the District of Ucluelet did not pay for this report; Mayor St. Jacques stated the District did not pay for it.

2017-137 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council receive information item, "Conserving Amphibian Habitats" for information.
CARRIED.

2017-138 **It was moved by Councillor Mole and seconded by Councillor Oliwa**
THAT Council write a letter to the Wetland Stewards For Clayoquot & Barkley Sounds, thanking them for their detailed report.
CARRIED.

10. COUNCIL COMMITTEE REPORTS

10.1 Councillor Sally Mole
Deputy Mayor April – June

Coastal Family Resource Coalition

- The Coalition is holding a day long workshop next Wednesday. This group has had such a great impact on our communities. At present there is an interim coordinator, however they are looking to build a bit more structure into the coalition and governance. For example, how to become a member, how to get involved. The Coalition has been a grassroots organization for over 15 years; has grown enough to be at that point it needs to create some parameters, guidelines and direction for the organization.

Food Bank on the Edge

- Is currently preparing for it's AGM in the latter half of June. Applied for and received a grant from the Clayoquot Biosphere Trust for \$1000. This will be used to conduct a feasibility study for new locations for the food bank. They are asking for 3 options, and will be starting work soon.

Recreation Commission

- The Commission missed an April meeting; Chair and Vice Chair were away. At the March meeting group discussed the terms of reference; St. Jacques Park; Edna Batchelor Park; Canada day and how the Commission is not ready to jump into fundraising just yet. Will talk about fundraising and event support at the next meeting. The Commission will also keep in touch with the Recreation Department regarding Alder Street Parkette and the skate park improvements. Will possibly ask the Parks and Recreation Director to the next meeting.
- Councillor Noel asked for an update on the new park and whether or not it would be ready for Canada Day; Councillor Mole noted that they are hoping for mid-June. However can't guarantee it, especially when pouring concrete in such wet conditions

=> Other Reports

- The Hospice Society has started a walking program. Talked to Executive Director, who has seen her work evolve into working with seniors a lot more in both communities. Their mandate is more end of life care, however she is getting more calls/need from seniors with mobility issues/social issues. The Executive Director has become a bit of a resource go-to for local seniors. Did advise the Executive Director the District currently received a grant from the New Horizons Grant Program.

This money is directed to promote interaction, communication for seniors by seniors and that she might be able to work with the Director of Parks and Recreation to get a regional program going.

10.2 Councillor Marilyn McEwen
Deputy Mayor July – September

=> **Other Reports**

- Arts BC conference happening this weekend. Tofino Council is well represented, yet none of Ucluelet Council has registered. Noted it would be nice to support if anyone from Council could attend; Mayor St. Jacques noted she would be attending a portion of it this weekend.

10.3 Councillor Mayco Noel
Deputy Mayor October – December

Barkley Community Forest Board

- Inquired if Council would be able to do a tour with the Board members on June 6th at 9:00am. They anticipate the tour would take approximately 4 hours. Would also send an email to The Westerly and other media to see if there is interest for them to come along as well.

10.4 Councillor Randy Oliwa
Deputy Mayor January – March

No meetings to report

10.5 Mayor Dianne St. Jacques

Alberni-Clayoquot Regional District Board

- Next meeting is tomorrow.

West Coast Committee

- Met in regards to the architects for the Multiplex design. This was an all-day meeting, with various companies presenting; there will be a decision forthcoming.

Pacific Rim Arts Society

- Arts BC Conference this weekend and will take place in both Tofino and Ucluelet.

=> **Other Reports**

- Currently in the process to hire a new CAO; conducted interviews last week. There were 41 applications and Council is moving forward.

2016-139 **It was moved by Councillor McEwen and seconded by Councillor Oliwa.**
THAT Council accept all committee reports as presented.

CARRIED.

11. REPORTS

11.1 Expenditure Voucher G-08/17
Jeanette O'Connor, CFO

2017-140 **It was moved by Councillor McEwen and seconded by Councillor Oliwa**
THAT Council receive Expenditure Voucher G-08/17 for information.

CARRIED.

11.2 Approval of Food Truck Business License and Development Variances
John Towgood, Planner 1

- Councillor Noel: raised concerns over congestion, traffic flow, and adherence to OCP
- Councillor Mole: raised point that the property is zoned commercial, and the zoning allows for mobile vending on that property; believes applicants have listened to concerns and dealt with them as best as they can
- Mayor St. Jacques: raised concerns over washrooms being removed from the proposal, closing the Larch laneway, adherence to OCP, and fit to "mobile vending" description
- Councillor McEwen: noted "for" and "against" petitions had almost equal number of signatures; neighbourhood not in favour
- Councillor Oliwa: raised concerns over adherence to OCP

2017-141 **It was moved by Councillor Oliwa and seconded by Councillor Noel**
THAT Council move recommendation 2 of report item, "Approval of Food Truck Business License and Development Permit Variances for 1636 Peninsula Road", which states:

2. THAT this application be considered and denied.

CARRIED.

12. LEGISLATION

12.1 REPORT

Request to Rescind Third Reading - Zoning Amendment Bylaw No.

1216, 2017

John Towgood, Planner 1

2017-142

It was moved by Councillor McEwen and seconded by Councillor Oliwa
THAT Council rescind third reading of report item, "To Amend Zoning Bylaw No. 1160, 2013 by Rewording the Exception to Section 306.2 to Allow this Exception to Cover more than Master Development Agreement Associated with a Comprehensive Development (CD) Zone" which states:

1. *THAT Zoning Amendment Bylaw No. 1216, 2017 have the Third Reading rescinded to allow for the required notification for waiving of a public hearing.*

CARRIED.

12.2 BYLAW

Bylaw No. 1216, 2017

2017-143

It was moved by Councillor McEwen and seconded by Councillor Noel
THAT Third Reading of Zoning Amendment Bylaw No. 1216, 2017 be rescinded.

CARRIED.

13. LATE ITEMS

14. NEW BUSINESS

14.1 Councillor Noel

- Requested a year-to-date expense on the lagoon project; Jeanette O'Connor stated it is around \$485,000. Noted it is close to finishing and still have a few holdbacks remaining.
- Requested an update from Public Works on the drainage issue across from the Canadian Princess. This issue has been ongoing for the past 6 months; requested a timeline from Public Works on when this matter will be addressed.
- At the next Committee of the Whole, proposed discussion of District issues surrounding traffic.

14.2 Councillor Oliwa

- Noted his comment at the last Council meeting that Ucluelet is the only school without a Vice Principal. Update is that this position will be posted and SD70 will be funding a Vice Principal for the school.

14.3 Councillor Mole

- Noted the All Candidates meeting will be at the Ucluelet Community Centre tomorrow night at 7:00 pm.

14.4 Councillor McEwen

- Noted in the cheque run there was a fairly large item for records management. Requested an update at a future meeting on how this is progressing.

15. QUESTION PERIOD

15.1 Council received questions and comments from the public re:

- Comments on traffic concerns and redirecting the flow of traffic through town.

16. CLOSED SESSION

16.1 Procedural Motion to Move In-Camera

2017-144

It was moved by Councillor Noel and seconded by Councillor Oliwa

THAT the meeting be closed to the public in order to address agenda items under Section 90(1) of the Community Charter.

CARRIED.


16.2 Mayor St. Jacques suspended the regular meeting at 8:03 pm and moved in-camera at 8:15 pm


17. ADJOURNMENT

17.1 Mayor St. Jacques adjourned the in-camera meeting at 8:42 pm and resumed the open meeting.

17.2 Mayor St. Jacques adjourned the regular meeting at 8:43 pm

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, April 25, 2017 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.


Dianne St. Jacques
Mayor


Jeannette O'Connor
Chief Financial Officer / Interim CAO