

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, February 28, 2017 at 7:30 PM

Present: **Chair:** Acting Mayor Oliwa
 Council: Councillors Mole and Noel
 Staff: Andrew Yeates, Chief Administrative Officer;
 Morgan Dossdall, Deputy Clerk

Regrets: Mayor St. Jacques and Councillor McEwen

1. CALL TO ORDER

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

- 2.1** Council acknowledged the YuułuꞀiꞀꞀath First Nations on whose traditional territories the District of Ucluelet operates.

3. ADDITIONS TO AGENDA

3.1 Councillor Mole

- Item 4.1, February 14, 2017 Public Hearing Minutes; Cllr. Mole excused herself from this meeting, therefore Council does not have quorum to vote on these minutes.

2017-058

It was moved by Councillor Mole and seconded by Councillor Noel

THAT Council table the approval of the February, 14, 2017 minutes to a future meeting.

CARRIED.

4. ADOPTION OF MINUTES

4.1 February 14, 2017 Public Hearing Minutes

4.2 February 14, 2017 Regular Minutes

2017-059

It was moved by Councillor Noel and seconded by Councillor Mole

THAT Council adopt the February 14, 2017 Regular Minutes as presented.

CARRIED.

5. UNFINISHED BUSINESS

- 5.1** Councillor Mole asked about the number of applications for appointment to the Clayoquot Biosphere Trust. CAO Andrew Yeates advised it was only a few weeks out since it was advertised and there was no news as of yet.

6. MAYOR'S ANNOUNCEMENTS

7. PUBLIC INPUT, DELEGATIONS & PETITIONS

7.1 Public Input

L. Skene requested the District commit to following it's regulations and Official Community Plan, in addition to any amendments. Skene stated an environmental assessment is required on Spring Cove before work can be done. Skene also noted that her lawyer advised that a court date of May 8th, 2017 is set for a hearing on the right of way, so the issue should be resolved shortly.

- Council advised they are reviewing the relevant sections of the OCP to educate themselves as there are new members on Council within the last couple of years. Council has also asked for legal interpretations on the OCP.

W. Appenheimer commented on an issue with the lot next to his property and his neighbour's. Appenheimer advised his new neighbours have dug across the property line which not only breaches into his neighbours lot but goes deep against his line. These lots used to be swamp land, with the current homes being built on fill and since the new owner dug so deeply, Appenheimer's advised his lot has turned into a pool. Appenheimer stated he has noticed changes in his house since the hole has been dug (door frames have shifted) and is worried about his foundation and the overall stability of his house. Appenheimer wants to know if the District can inspect the property; how the District ensures new owners are following the rules, such as not excavating too wide; if new owners install a drain and put in a pipe, how will the District ensure this is done properly and if the District can fine property owners if they do not follow code.

J. Hannigan noted that the new owners are the Black Rock Resort, and his understanding of their intentions is to create staff housing. While John at the District has been helpful in relaying messages to new owners, his concern is that this is a R1 lot and a R1 neighbourhood, so this is by no means designed for that density. The new owners said it will be a regular tenant setup, but he has run a resort before, and staff housing comes with issues like parking, noise, animal attractants, and over density. That aside, further to Wade's point, new owners have moonscaped their lot, it is encroaching on Wade's lot, and has eroded his

property line back by 5 feet in some spots. The lot has been like this for 7 months. Hannigan questioned if the District has property standards that prohibit this from happening in being allowed to buy a lot and leave it in this state; Hannigan further noted the owners have only just put up a fence around the pond, as the lot is right across from a park; fundamental issue is that if the District does not institute bylaws for derelict lots, owners can just leave their lots like this, which is quite unpleasant.

- Council responded this is a civil matter.
- CAO Yeates: this is partly a civil matter; if the owners do anything to damage neighbouring homes. Advised that District Superintendent has been looking at the site for drainage, but is unsure what is causing other delays. Suggested the District Superintendent and Planner meet to discuss the issues with all three parties involved.

J. and J. Clark: Have concerns with the Development Permit request for Larch. Clark commented on the proposed parking situation is concerning; business is asking the ANAF to close off their driveway and turn the alley into a pedestrian street; should be a lane for traffic, not just pedestrians; also, concerned about deliveries, garbage pickup and fire truck access. Clark noted the area is congested already and stated the business access should be through Larch, not Peninsula, as the business is on Larch. Neither have a problem with the food establishment, they main concerns surround the potential congestion and traffic issues.

7.2 Delegations

Gabriel Howells, Emerald Sea Protection Society Re: Whiskey Dock Cleanup

The delegation did not attend the meeting

2016-60

It was moved by Councillor Oliwa and seconded by Councillor Mole.

THAT Council receive a report from the Environmental and Emergency Services Manager, Karla Robison regarding the status of her liaisons with the Emerald Sea Protection Society on their proposal to do a dive cleanup at the Whiskey Dock.

CARRIED.

8. CORRESPONDENCE

2017-061

It was moved by Councillor Noel and seconded by Councillor Mole

THAT Council receive correspondence items separately.

CARRIED.

- 8.1 Request re: Water Bill Adjustment
Lucio Picciano, DLP Designs Inc.
- 8.2 Proposed Letter re: Porsche Club
District of Ucluelet

9. INFORMATION ITEMS

2017-062 It was moved by Councillor Noel and seconded by Councillor Mole
THAT Council receive information items as a block.

CARRIED.

- 9.1 February 8, 2017 Minutes
Recreation Commission
- 9.2 Canada's 150th Anniversary - Showcase your Community
Communities in Bloom

10. COUNCIL COMMITTEE REPORTS

- 10.1 Councillor Sally Mole
Deputy Mayor April – June

Ucluelet & Area Child Care Society

- Met February 23, 2017. The daycare is currently at capacity with a waitlist. The Society is struggling financially, and are currently trying to work with existing fundraising groups. Their goal is to get \$20,000 in the bank. The Society is working well with licensing; Carey Macpherson and Shelly Larose are working on a grant through the coop, and the daycare has agreed to be the signer.

Westcoast Community Resources Society

- Met February 16, 2017. Planning for International Women's Day on March 8th which will have a free lunch from 11:45-1:30pm at the UCC. They are moving ahead on a housing project called "welcome bay", expect to have good news within 60 days. The Society has a contract to hire a Youth Substance Abuse Counsellor thru VIHA for 18hrs week; this is part of the Province investing in mental health/addictions. As of January 3rd the society is 15 years old.

Recreation Commission

- St. Jacques Park meeting at Forest Glen, on February 15,

2017. Good turnout; District planner and Recreation Director were both there.

10.2 Councillor Mayco Noel
Deputy Mayor October – December

Ucluelet Chamber of Commerce

- Attended a recent meeting; Jackie Carmichael has resigned, as she is moving out of town. Currently working on a date for "all candidates" meeting for the Provincial election; will be sometime in mid-late April. The Chamber is working on their own website, independent of Tourism Ucluelet. The Edge to Edge marathon on June 11, 2017 will only be a half marathon and 10km this year; both the Chamber and Tourism Ucluelet are working on that. The Job Expo is March 2, 2017 from 1:00-4:00pm and already has 30 fully booked tables. With the Chamber removing itself from visitor services, Parks Canada has removed themselves from their meetings, and will only attend on an "as needed basis". One Chamber member will attend airport meetings as a non-voting member. They are also actively working on a strategic plan and budget. The Van Isle 360 is on June 18-21, 2017, with the BBQ being on June 21, 2017.

10.3 Councillor Randy Oliwa
Deputy Mayor January – March

=> **Other Reports**

- Attended VICEDA with Councillor Mole. Main focus of the meeting was a presentation from the Province on their role in economic plans that happen; had a networking session; Island Innovation Group, who hosts tech workshops, has partnered with Clayoquot Biosphere Trust, Tofino and Ucluelet to do these events; their aim is to get high tech startups off the ground.

2016-63 **It was moved by Councillor Noel and seconded by Councillor Mole.**
THAT Council accept all committee reports.

CARRIED.

11. REPORTS

11.1 Expenditure Voucher G-4/17
Jeanette O'Connor, CFO

2017-064 **It was moved by Councillor Mole and seconded by Councillor Noel**
THAT Council receive Expenditure Voucher G-04/17 for information.
CARRIED.

11.2 Development Permit Request for 1695 Larch Road
John Towgood, Planner 1

2017-065 **It was moved by Councillor Noel and seconded by Councillor Mole**
THAT Council discuss report item 11.2 "Development Permit Request for 1695 Larch Road".
CARRIED.

2017-066 **It was moved by Councillor Noel and seconded by Councillor Mole**
THAT Council table report item "Development Permit Request for 1695 Larch Road" to a subsequent meeting, pending further information from staff regarding: location of a washroom facility, clarity on access from Larch Road, and clarity on pedestrian traffic considerations.
CARRIED.

11.3 Pacific Rim Musical Festival - Noise By-Law Exemption Request
Abby Fortune, Director of Parks & Recreation

2017-067 **It was moved by Councillor Mole and seconded by Councillor Noel**
THAT Council approve recommendation 1 of report item "Pacific Rim Music Festival - Noise By-Law Exemption Otalith", which states:
1. *THAT Council grant an extension of the Noise Control Bylaw 915 for the Otalith Music Festival on Friday, August 18 and Saturday, August 19 to 11:30pm at the Seaplane Base Ballfield Fairgrounds.*
CARRIED.

12. LEGISLATION

13. LATE ITEMS

14. NEW BUSINESS

14.1 MOLE

- Requested an update on the School Board Letter; CAO Yeates advised they have not yet heard a formal response but will discuss this further with them after their Board meeting.

14.2 OLIWA

- Brought up an item from the last Harbour Authority meeting regarding CBC poles; as the poles are already past their prime, looking for direction from Staff on the District's current status with the poles.

2017-068

It was moved by Councillor Oliwa and seconded by Councillor Noel
THAT Council thank the Canadian Broadcast Corporation (CBC) for their offer of two antenna poles, antenna wire and transmission line located at the Ucluelet Small Craft Harbour Facility at 200 Hemlock Street, stating that Ucluelet must decline at this time.

CARRIED.

14.3 NOEL

2017-069

It was moved by Councillor Noel and seconded by Councillor Mole
*THAT Council implement a 4% surcharge on all harbour fees;
AND THAT full revenue from the surcharge fees be directed to the Royal Canadian Marine Search and Rescue.*

CARRIED.

15. QUESTION PERIOD

15.1 Council received questions and comments from the public re:

- Next steps on how to proceed with development permit requests
- Expenditure Voucher inquiry

16. CLOSED SESSION

17. ADJOURNMENT

17.1 Acting Mayor Oliwa adjourned the regular meeting at 8:39pm

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, February 28, 2017 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.


Randy Oliwa
Acting Mayor


Andrew Yeates
CAO