



REGULAR MEETING OF COUNCIL
Tuesday, April 16, 2024 @ 4:00 PM
Electronically (via Zoom) and in the George Fraser Community Room in the
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet

AGENDA

This meeting is conducted both in-person in the George Fraser Community Room and electronically through Zoom.

Visit Ucluelet.ca/CouncilMeetings

for Zoom login details, links to the livestream on YouTube and other information about Council meetings.

Members of the public may attend the George Fraser Community Room in the Ucluelet Community Centre to hear, or watch and hear, this meeting including any electronic participation.

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1. CALL TO ORDER
 - 1.1 ACKNOWLEDGEMENT OF THE YUULU?IL?ATH
Council would like to acknowledge the Yuulu?il?ath, on whose traditional territories the District of Ucluelet operates.
 - 1.2 NOTICE OF VIDEO RECORDING
Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.
2. LATE ITEMS
3. APPROVAL OF THE AGENDA
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[RTC - 238 Matterson RTC Section 512\(2\) LGA - RZ 22-01](#)

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| 11.2 | Councillor Jennifer Hoar
<i>Deputy Mayor, January 1 - March 31, 2024</i> | |
| 11.3 | Councillor Ian Kennington
<i>Deputy Mayor, July 1 - September 30, 2024</i> | |

11.4 Councillor Mark Maftai
Deputy Mayor, October 1 - December 31, 2024

11.5 Mayor Marilyn McEwen

12. QUESTION PERIOD

13. CLOSED SESSION

14. ADJOURNMENT



REPORT TO COUNCIL

Council Meeting: April 16, 2024

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: JOHN TOWGOOD, MUNICIPAL PLANNER

FILE NO: 3360-20 RZ24-01

SUBJECT: ZONING AMENDMENT FOR A FORBES ROAD FOOD BANK

REPORT NO: 24-32

ATTACHMENT(S): APPENDIX A – DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1336, 2024

RECOMMENDATION(S):

THAT Council give third reading to *District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024*.

THAT Council adopt *District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024*.

THAT Council exempt the land parcel identified as “Parcel A” in *District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024*, from the servicing requirements of *Village of Ucluelet Subdivision Control Bylaw 1989 No. 521* for the purpose of subdivision.

BACKGROUND:

District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024, received [first and second reading on January 23, 2024](#) and was given a public hearing on February 15, 2024. In general terms this bylaw changes the zoning designation the proposed food bank parcel identified as “Parcel A” in *District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024 (Parcel A)* from CD-1.1.4 to P-1 Zone—Public Institutional, adds a definition of Food Bank, and then adds a specific *food bank* use to those lands. The adoption of this bylaw was put on hold until results of an Alternative Approval Process were known and the related *District of Ucluelet Parkland Disposal Bylaw No. 1334, 2024*, was adopted. This bylaw was subsequently adopted on the [March 26, 2024 Council meeting](#).

DISCUSSION

With *District of Ucluelet Parkland Disposal Bylaw No. 1334, 2024*, having been adopted, first and second reading and a public hearing having been given for Bylaw No. 1336, Council is now in a position to give third reading and then adopt *District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024*. For more information on the processes involved in the disposition of these lands, please see the reports in the agendas referred to above.

VILLAGE OF UCLUELET SUBDIVISION CONTROL BYLAW 1989 No. 521

The typical sequence in the subdivision process for the servicing of a lot sees the works completed and approved by the District prior to the Approving Officer signing off on the final subdivision plan. Alternatively, bonding is taken for 125% of the estimated cost of the servicing works. One of these two typical paths are required by Bylaw No. 521. Because of the tight timelines involved, and the unique nature of this subdivision being undertaken by the municipality, it is proposed to waive the requirements of Bylaw 521. The Food Bank on the Edge Society (the “**Society**”) will be required to provide services prior to the issuance of a building permit for the project. At the [May 9, 2023 Regular Council Meeting](#), Council authorized the allocation of \$150,000 to the Society for the new Food Bank building project. The Society in their report gave a cost estimate (appendix B in the page 71 of the May 9th agenda) that indicated a total project cost of the project is \$500,000 with services estimated to be between \$5,000 - \$100,000.

ANALYSIS OF OPTIONS:

A	Give third reading and adopt Bylaw No. 1336 and exempt the subdivision from Bylaw No. 521	Pros	<ul style="list-style-type: none"> • Would allow the food bank project to proceed.
		Cons	<ul style="list-style-type: none"> • Without a bond the District has limited means to undertake repair or remediation work on the site services if required. • If services are not completed District would need to fund the completion of the services and/or any remediation required. • If FBOTE is undertaking the site services on a reduced budget there are increased risks where a bond would be beneficial.
		Implications	<ul style="list-style-type: none"> • The proposed Parcel A would be subdivided and transferred to the Society, who would then be in a position to proceed with their project to build a new community food bank.
B	Do not proceed with adoption of the bylaw.	Pros	<ul style="list-style-type: none"> • Land would be retained by the District as park land.
		Cons	<ul style="list-style-type: none"> • FBOTE would need to look for an alternate site for the new food bank building.
		Implications	<ul style="list-style-type: none"> • None identified.
		Suggested Motion	No resolution is required.
C	Require bond for servicing at time of subdivision.	Pros	<ul style="list-style-type: none"> • Land transfer continues with adoption of bylaw 1336 • FBOTE can proceed with development of new food bank • District has bonding for servicing of the new subdivision
		Cons	<ul style="list-style-type: none"> • FBOTE would need to finance a bond
		Implications	<ul style="list-style-type: none"> • None identified.
		Suggested Motion	<p>THAT Council give third reading to District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024.</p> <p>THAT Council adopt District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024.</p>

POLICY OR LEGISLATIVE IMPACTS:

This application is consistent with all relevant provisions of the *Official Community Plan, Local Government Act*. The requirements of the *Village of Ucluelet Subdivision Control Bylaw 1989 No. 521* would be exempted for the subdivision stage for the proposed Parcel A.

NEXT STEPS:

If Council adopts *Zoning Amendment Bylaw No. 1336, 2024* and exempts the Food Bank from Bylaw No. 521, Staff would then provide the subdivision materials to the District's Approving Officer for signature on the final subdivision plan and then submit the signed plans to the Land Title Survey Authority. Following registration of the subdivision plan, the lands would be transferred to the Society - allowing them to proceed with the project.

Respectfully submitted: John Towgood, Municipal Planner
Bruce Greig, Director of Community Planning
Duane Lawrence, CAO

DISTRICT OF UCLUELET**Zoning Amendment Bylaw No. 1336, 2024**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

(Forbes Road - Food Bank)

WHEREAS the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

1. Map Amendment:

Schedule A (**Zoning Map**) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of PARCEL A, PLAN EPP132848, DISTRICT LOT 284, CLAYOQUOT DISTRICT, shown outlined in heavy black on the map attached to this Bylaw as **Appendix "A"**, from CD-1.1.4 to P-1 Zone–Public Institutional.

2. Text Amendment:

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by:

- a. adding the following definition to section 103 Definitions in alphanumerical order, as follows:

"Food Bank" means the use of buildings or lands for a non-profit organization that operates with the exclusive intent of feeding the hungry;"

- b. adding the following subsection to section "P-1.1 Permitted uses" in alphanumerical order, as follows:

"P-1.1.2 Notwithstanding other regulations in this bylaw, on the lands legally described PARCEL A, PLAN EPP132848, DISTRICT LOT 284, CLAYOQUOT DISTRICT, *Food Bank* (for clarity, specifically excluding a free store or thrift store) is a permitted principal use."

3. Citation:

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024”.

READ A FIRST TIME this 23rd day of **January, 2024.**

READ A SECOND TIME this 23rd day of **January, 2024.**

PUBLIC HEARING this 15th day of **February, 2024.**

READ A THIRD TIME this day of , **2024.**

ADOPTED this this day of , **2024.**

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024.”

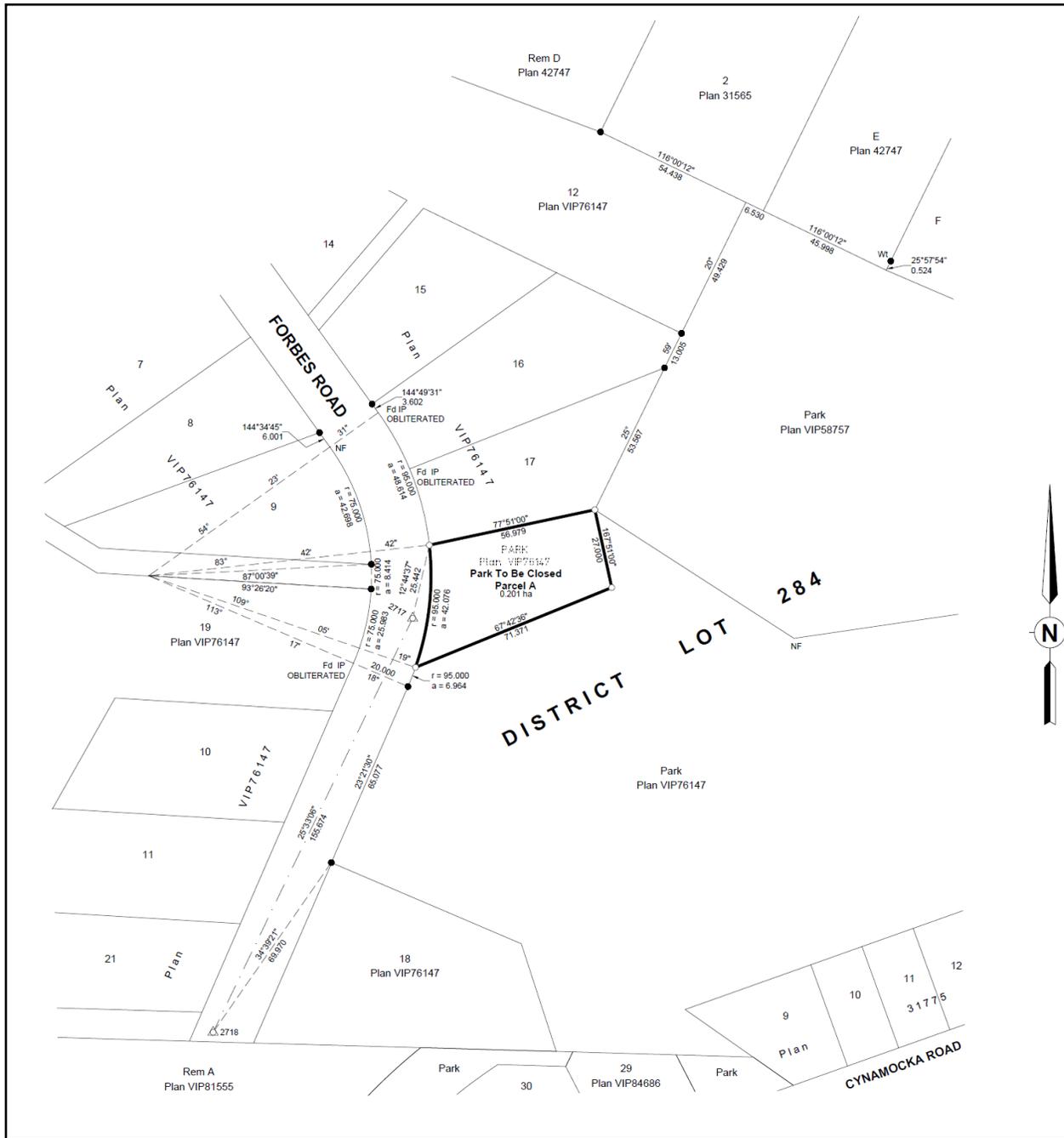
Marilyn McEwen
Mayor

Duane Lawrence
Corporate Officer

THE CORPORATE SEAL of the
District of Ucluelet was hereto
affixed in the presence of:

Duane Lawrence
Corporate Officer

Appendix "A"





REPORT TO COUNCIL

Council Meeting: April 16, 2024
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 3360-20 RZ22-01

SUBJECT: 256 MATTERSON DRIVE – EXEMPTION FROM SECTION 512 OF THE LOCAL GOVERNMENT ACT **REPORT NO:** 24-31

RECOMMENDATION(S):

THAT Council exempt the westernmost 9.59m of 256 Matterson Drive (Lot 10, Clayoquot Land District Plan VIP11923; PID:000-510-599) from the minimum 10% highway frontage required under section 512 (1) of the *Local Government Act*.

BACKGROUND:

At the [February 27, 2024 Regular Council Meeting](#) the westernmost 9.59m of 256 Matterson Drive received a change in zoning designation to R-6 and a Development Variance Permit (see linked February 27 agenda for more details). As anticipated, the applicant has now applied for subdivision, and it was noted that a resolution from Council will be required to exempt the proposed lot from section 512(2) of the Local Government Act which states:

512(1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of:

- (a) 10% of the perimeter of the lot that fronts on the highway, and*
- (b) the minimum frontage that the local government may, by bylaw, provide.*

The proposed lot has a frontage of 9.59m whereas 10% of the perimeter is 11.24m. Section 512 (2) allows a local government to exempt a lot from this statutory minimum lot frontage requirement. The above resolution could have been included at the February 27, 2024, Council Meeting but was missed.

ANALYSIS OF OPTIONS

A	Exempt the westernmost 9.59m of 256 Matterson Drive from the min. 10% highway frontage required under section 512 (1) of the <i>Local Government Act</i>	<u>Pros</u>	<ul style="list-style-type: none"> Would allow the application to subdivide their property and create the possibility of smaller infill housing.
		<u>Cons</u>	<ul style="list-style-type: none"> No negative consequences are anticipated at this time.
		<u>Implications</u>	<ul style="list-style-type: none"> None identified at this time.

Joseph Rotenberg

From: Dario Phillips [REDACTED]
Sent: March 11, 2024 12:01 PM
To: Community Input Mailbox
Subject: Five Year Financial Plan - Questions / Input

[External]

Hi-

I'm interested in getting feedback or discussing these topics.

1. Ucluelet skatepark expansion

We have received multiple quotes regarding the skate park updates and to complete the initial phases we are looking at 300,000 to \$400,000. Abby has told us that there will be \$80,000 allocated in 2025 but that won't be enough to make the needed upgrades happen. We have applied for the 150k co-op grant but even if we do receive those funds we will still fall significantly short. Can there be more budget allocated in The Five-Year Plan?

2. Ucluelet Outdoor Tennis / Pickleball Court

It has come to my attention that when the high school was renovated the old tennis courts were torn down. I've heard that the school district will allow new courts to be built but it needs to be funded by the district. Is there a budget set aside in 2025 for this?

3. Bike Park Pump Ramp

The bike park has a new pump course being made of dirt and rocks, is there an opportunity for funding to have this course asphalted as they have done at the Secret Beach campsite and other nearby districts? Asphaltting the pump ramp will make it multi-use not only for biking and skateboarding but is a great user-friendly activity and would likely cost in the 50k range.

Thank you,
Dario Phillips



BUDGET FEEDBACK FORM

District of Ucluelet Five-Year Financial Plan 2024 - 2028

Please use the space below to share your thoughts and ideas.

Please return the completed form to the District Office 200 Main Street, or by email to communityinput@ucluelet.ca no later than **March 29, 2024**.

Name: Dario Phillips

Skatepark upgrades funding?
Tennis / Pickleball courts outdoor

Personal information you provide on this comment form is collected by the District in accordance with the Community Charter and under sections 26(c) and 26(e) of the Freedom of Information and Protection of Privacy Act for the purpose of consulting with the public on the financial plan (budget) and will be used assist Council members in decision making. Please note that your comments will form part of the District's public record and may be included in a public agenda or minutes and posted on our website. The District of Ucluelet considers your name and address relevant and will disclose this personal information as it informs Council's consideration of your opinion in relation to the subject matter. Questions about the collection of your personal information may be referred to the Manager of Corporate Services, 200 Main Street, Ucluelet, BC, 250-726-7744, jrotenberg@ucluelet.ca.



BUDGET FEEDBACK FORM

District of Ucluelet Five-Year Financial Plan 2024 - 2028

Please use the space below to share your thoughts and ideas.

Please return the completed form to the District Office 200 Main Street, or by email to communityinput@ucluelet.ca no later than **March 29, 2024**.

Name: Trevor Jones

After reviewing the public presentation I wanted to make the following observations and recommendations:

Generally speaking the District does well in trying to manage ageing infrastructure on a limited budget and already constrained tax base.

- 1. Believe both the Parks and Recs core services budgets need a modest increase in funding \$50k to 100k to keep up with maintenance and repair of rec assets and trails/green space. We need to try to get ahead of failing infrastructure..... bridges, foot paths, board walks and repairs to buildings like the seaplane base hall.
- 2. Public works and the Water department both need increased allocations of 100k each to better address repairs and maintenance to ageing infrastructure. Roads, sidewalks, cross walks and water supply issues. We need more water storage not less. Believe it is a major mistake to remove the water reservoir 3 and instead we should be looking to increase or replace ageing reservoirs. Water supply will increasingly be a constraint to community growth and well being in the climate change we are experiencing and that is projected to continue. Less snowpack means we need more storage not less.

Thanks for the opportunity to provide input.

Personal information you provide on this comment form is collected by the District in accordance with the Community Charter and under sections 26(c) and 26(e) of the Freedom of Information and Protection of Privacy Act for the purpose of consulting with the public on the financial plan (budget) and will be used assist Council members in decision making. Please note that your comments will form part of the District's public record and may be included in a public agenda or minutes and posted on our website. The District of Ucluelet considers your name and address relevant and will disclose this personal information as it informs Council's consideration of your opinion in relation to the subject matter. Questions about the collection of your personal information may be referred to the Manager of Corporate Services, 200 Main Street, Ucluelet, BC, 250-726-7744, jrotenberg@ucluelet.ca.



REPORT TO COMMITTEE OF THE WHOLE

Council Meeting: April 16, 2024

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

FILE NO: 6630-27

**SUBJECT: SHORT-TERM RENTAL ACCOMMODATIONS ACT:
LOSS OF LEGAL NON-CONFORMING STATUS FOR EXISTING B&B'S**

REPORT NO: 24-33

SUMMARY OF DESIRED OUTCOME:

That the Committee of the Whole discuss and provide Staff with direction on the desired outcome of potential bylaw changes to address the housing, growth, and tourist accommodation issues discussed in this report (items numbered below). Most timely, Committee discussion on deferring the impact of the provincial *Short-Term Rental Accommodations Act* on existing but non-conforming Bed & Breakfast businesses would provide clarity for staff and more certainty to those affected business owners / homeowners.

BACKGROUND AND DISCUSSION:

In the fall of 2023, the Province adopted Bill 35 - 2023 [Short-Term Rental Accommodations Act](#) (the "*STRA Act*"). The stated goals of the *STRA Act* are "to strengthen tools to support local government enforcement of short-term rental bylaws, return short-term rentals to the long-term housing market, and establish a provincial role in the regulation of short-term rentals".

A. Principal residence:

At its meeting on February 15, 2024, Council received an initial [report on the STRA Act](#) and discussed the "opt in" options relating to the principal residency requirement - resolving to not opt in at this time.

In September of 2022, with the adoption of *Zoning Amendment Bylaw No. 1310*, and the accompanying *Business Regulation & Licensing Amendment Bylaw No. 1313*, Ucluelet enacted a principal residence requirement for the operation of short-term rentals in the form of *Bed and Breakfast (B&B)* uses on single-family residential zoned properties. The new principal residence requirement in the *STRA Act* therefore poses little change for those operations.

B. Other B&B-specific regulations:

Also adopted with *Ucluelet Zoning Amendment Bylaw No. 1310, 2022*, were changes to the regulations of short-term tourist accommodation specific to Bed & Breakfast uses within single-family homes, found in section 400 of the zoning bylaw. Council held two public hearings on the bylaw, a committee of the whole discussion and a special Council meeting held August 2nd, 2022. The result was direction from Council to enact changes to the B&B regulations aimed at allowing “traditional” B&B’s but to disallow the recent pattern of purpose-built guest suites accessed and run more independently from the residential household of the host.

The adoption of Bylaw No. 1310 resulted in the current B&B regulations; changes enacted with the adoption of the bylaw on September 6, 2022, are highlighted in the box to the right.

C. Legally Non-conforming B&B’s:

Bed & Breakfasts that were legally established prior to the adoption of Bylaw No. 1310, and which do not meet all of the requirements found in section 404 of the zoning bylaw, enjoyed legally non-conforming status. A legally non-conforming use can generally be continued (but not expanded) as long as it is not discontinued for a period of six months. This has been the case under provincial legislation and case law in BC for decades. With the enactment of the *STRA Act*, the Province has removed legally non-conforming protection specifically for *short term rental* uses - effective May 1st, 2024.

404 BED & BREAKFASTS

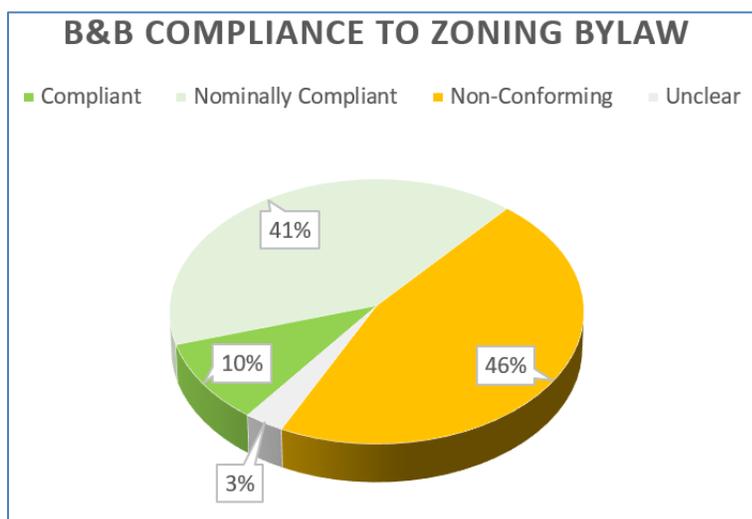
404.1 One *bed and breakfast* use is permitted within a *single family dwelling* if all the following conditions are satisfied for the establishment and continued use and operation of the *bed and breakfast*:

- (1) *Bed and Breakfasts* are only permitted:
 - (a) in the *Zones* where *single family dwelling* is listed as a *principal permitted use* and *bed and breakfast* is identified as a *secondary permitted use*;
 - (b) *accessory* to a permanent *residential* use and must be administered by an occupant of the *single family dwelling* for whom the *single family dwelling* is their *principal residence*;
 - (c) within one *single family dwelling* per *lot*; and
 - (d) within a *building* and on a *lot* that does not include a *Daycare Centre* or a *Community Care Facility*.
- (2) A maximum of three (3) guest rooms may be used for the *bed and breakfast* with a maximum occupancy of two (2) guests per room.
- (3) The gross floor area devoted to the *bed and breakfast* use must not exceed 35% of the habitable area of the *single family dwelling* in which it is located.
- (4) The area designated for *Bed and Breakfast* use (including *guest rooms* and any common room provided outside of the *residential* occupant’s personal area) must not contain the following:
 - (a) Cooking facilities or appliances, with the exception of a microwave, toaster, kettle and/or coffee maker;
 - (b) 220-volt supply which could be used for larger appliances;
 - (c) Refrigerators in excess of 5.0 cubic feet capacity.
- (5) A valid District of Ucluelet Business Licence is required in order to register a *bed and breakfast*.
- (6) Off-street parking must be provided in accordance with Division 500.
- (7) Consistent with a traditional *bed and breakfast* use a *bed and breakfast* use must include a minimum service of a continental breakfast.
- (8) A *bed and breakfast* use must be accessed from the main entry of the home in which it operates, and cannot operate remotely utilizing coded entry locks and/or key lock boxes.
- (9) Any exterior door to rooms used for *bed and breakfast* uses must not be utilized as the principal entrance and exit to the *bed and breakfast* use.
- (10) A *bed and breakfast* use is an integral part of the home and must not have a separated or locked-off common area.

The effect of this is that those B&B businesses which enjoyed legally non-conforming protection will lose that protection on May 1st. Under section 2(2) of the *Ucluelet Business Regulation and Licensing Bylaw No. 922, 2003*, as amended, “no person shall carry on a business within the municipality without approval from the License Inspector or Director of Planning confirming that the property on which the business is located or operated from, **meets all applicable regulations of the District of Ucluelet Zoning Bylaw**, as determined by the License Inspector or Director of Planning.” This will affect the renewal of business licences for those B&B’s that formerly enjoyed legal non-conforming status which will disappear on May 1st.

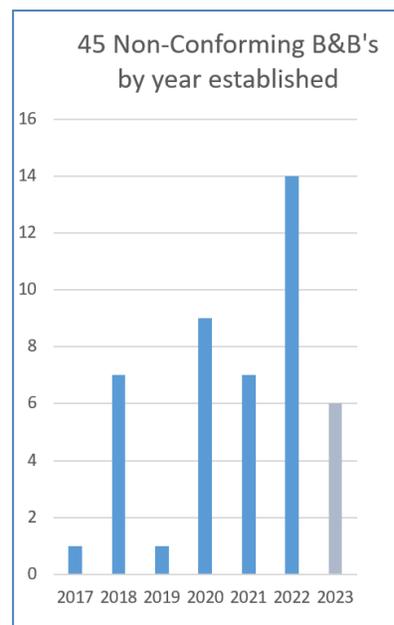
D. Non-conforming B&B’s:

Staff reviewed the details of all business licences for B&B operations (note this discussion is focussed on B&B’s – the bylaw changes in 2022 did not affect *guest house, vacation rental or resort condo* uses). Of the 100 current B&B business licences, 51 appear to conform to the zoning regulations (of these, 10 are truly “traditional” B&B’s within the main house and 41 are only nominally accessed through the host’s residence): 46 appear to be non-conforming and the status of 3 are unclear (mostly older files with less information).



Of the 46 non-conforming B&B’s, all were established since 2017 and all have entrances that are separate from the main house. These businesses were established according to the bylaw regulations that were in effect at the time, but they now do not comply with sections 404.1(8), (9) and/or (10).

As was presented to Council and the public in 2022, homes that were under construction at the time that had shown B&B rooms on their building permit plans - prior to the adoption of Bylaw No. 1310 - were deemed to have established the use and subsequently received business licences. That handful of B&B’s enjoyed legal non-conforming status like the others established prior to 2022.



E. Options going forward:

The removal of legal non-conforming protection for STR uses by the province is one new tool to enable local governments to “return short-term rentals to the long-term housing market”. That is not to say that this is necessarily the best tool to use in the context of the Ucluelet community and/or bed & breakfast uses in residential neighbourhoods. Decisions on whether to enact mechanisms to encourage - or require - homeowners to transition short-term rentals into long-term housing uses are best made at the local level, following a broader community discussion. The new provincial legislation now makes the discussion possible.

Whether existing B&B’s might convert to long-term accommodation (if the B&B use were removed or becomes infeasible) is uncertain; it would depend on many factors including the situation and preferences of property owners, the specifics of building layout, cost of renovations (if/where necessary), etc. In many cases, areas in homes that are currently non-conforming B&B units could be compared to bachelor suites in size and layout.

A range of options exist for Council to consider. The following list of options is in order, from most to least restrictive. This sequence also corresponds in order from most impact on an existing B&B business and property owner, to least impact:

	Options	Implications
1.	Make no changes. Existing non-conforming B&B’s would not receive a renewed business licence. Property owners would need to cease advertising their B&B rooms and cancel any bookings from May 1 st onwards.	<ul style="list-style-type: none"> • Impacts 46 to 49 property owners; • Staff time required for inquiries and applications; • Possibility of some conversion to long-term housing.
2.	Make no changes to the zoning bylaw, and signal that existing B&B business licence holders could apply for a site-specific zoning amendment or Temporary Use Permit (TUP) if they wish to re-instate their B&B business. Property owners would need to cease advertising their B&B rooms and cancel any bookings from May 1st onwards, and make an application for a site specific approval; if successful they would then apply for a new business licence.	<ul style="list-style-type: none"> • Impacts 46 to 49 property owners; • Significant staff time commitment for permit processing, zoning amendment applications and other competing commitments could be jeopardized. • Possibility of some conversion to long-term housing. • Increased controls over B&B’s – TUP could be cancelled at anytime if nuisance complaints received
3.	Direct staff to prepare a zoning amendment to recognize those existing non-conforming B&B uses but with a sunset clause - providing a future date when the B&B’s would need to become fully compliant with the regulations, or cease operation.	<ul style="list-style-type: none"> • Impacts 46 to 49 property owners; • Staff time required for inquiries, zoning amendment; • Possibility of some conversion to long-term housing.

4.	Direct staff to proactively prepare TUP's for the 46 non-conforming B&B businesses, and give notice to enable public comment. Property owners would need to cease advertising their B&B rooms and cancel any bookings from May 1st onwards, and if successful in obtaining a TUP they could then apply for a new business licence. This option would allow those non-conforming B&B's to operate for up to 3 years (depending on the term permitted by Council) before renewing, seeking alternative authorization or ceasing operation.	<ul style="list-style-type: none"> • Some impact on 46 to 49 property owners & business licence holders; • Staff time devoted to preparing permits and notifications; • Possibility of some conversion to long-term housing.
5.	<p>Direct staff to renew business licences for existing established B&B's for a period of one year while Council considers changes to the B&B regulations and other zoning amendments. In this case, Council could consider directing staff to prepare draft amendments and seek public input on changes such as:</p> <ul style="list-style-type: none"> • create a B&B zone that would apply to those existing legal non-conforming B&B businesses to make them conforming (i.e., despite section 404 of the zoning bylaw allow those specific properties to have their B&B rooms accessed by separate exterior entrances); or, • remove the regulations in section 404 of the zoning bylaw which restrict B&B rooms from having separate entrances from the main house. 	<ul style="list-style-type: none"> • No immediate impact on 49 property owners – would allow continuity of existing businesses for the short term; • Staff time required to draft bylaw amendments; • Decision on bylaw changes would benefit from the concurrent broader discussion on housing, growth, the balance of tourist accommodation and the appropriate role of B&B's in that context; • Impact on long-term housing would depend on the direction chosen and the details.

Other options or variations on the above could also be considered. Some possible outcomes include:

- A. If no changes are made:
- As of May 1st, non-conforming B&B businesses would need to cease operation;
 - Some property owners may make physical changes to their homes to become compliant with the bylaw, and then return to operating a B&B business;
 - Others may leave the B&B business;
 - Of those, some may instead make changes to their homes to instead seek long-term tenants;
 - Tourist accommodation units would be removed from the market, at least in the short term; this could impact overall visitation and the revenues of other tourist-sector and ancillary businesses;

- Conversely, other forms of tourist accommodation may see additional demand;
- May have a downward effect on some single-family residential property values;
- District could see a reduction in business licence revenue in the order of \$20k to \$25k.

B. If non-conforming B&B licences are renewed for 2024:

- Would ease uncertainty that was introduced with the adoption of the *STRA Act*;
- Would allow time to understand the complete picture of housing demand, legislative impacts and community preferences before making regulatory changes;
- Could delay the conversion of some properties to providing long-term housing accommodation as an accessory use.

F. Context – growth and the balance of Housing and Tourist Accommodation:

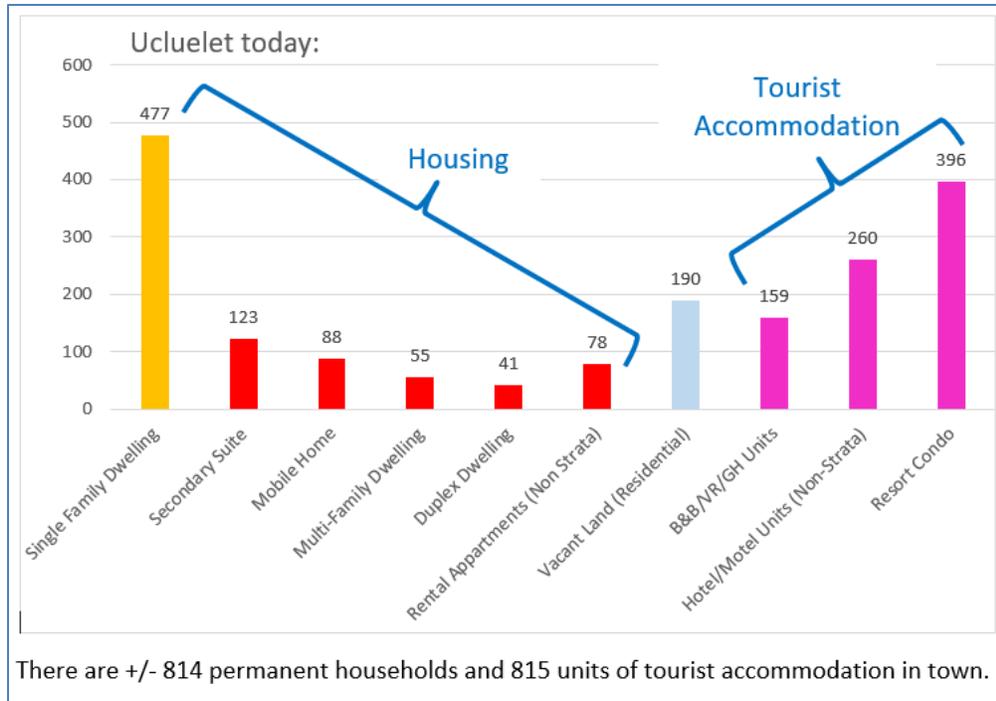
Under the suite of new housing legislation enacted late last year by the Province, the District will in the coming months need to consider other changes to municipal bylaws. This includes:

- updating the Housing Needs Report to identify the housing required to meet the community needs for the next 20 years;
- amending the OCP bylaw to designate adequate land to meet community housing needs for the next 20 years;
- amending the zoning bylaw to include enough appropriately-zoned land to meet community housing needs for the next 20 years.

Following the Housing Needs Report update (at the time of writing this report, criteria for these required reports have not yet been published by the Province), a Council and community discussion will be timely to revisit a number of related topics:

- the desired amount of total community growth;
- the balance of housing and tourist accommodation in Ucluelet;
- the best strategies and types of housing to meet the Ucluelet community's needs;
- the appropriate locations for new housing and housing types, including the relative impact and availability of services.

The growth analysis that led to the “low-ish growth scenario” endorsed by Council in the 2022 OCP relied on the assumption that Ucluelet would control the number of B&B tourist accommodation units. Changes to the zoning and business regulation bylaws were adopted to manage the form of B&B operations, however no bylaw changes were made at the time to directly manage the number of B&B's operating throughout town. Currently all residential zones which allow B&B's as an accessory use can have up to 3 rooms and 6 guests in a B&B operation. The question of overall growth - and the balance of housing units to tourist accommodation units - will require that Ucluelet make informed choices about land use.



Some regulatory options that the community and Council can consider include:

1. remove B&B as an outright secondary use in all residential zones and move to a process of permitting B&B's by issuing TUP's;
2. limiting the number of B&B business licences issued;
3. create a small-scale tourist accommodation zoning designation to apply to properties operating tourist accommodation on properties among residential neighbourhoods. This could be used to recognize the long-term continuation of existing businesses in Ucluelet – including established B&B's, vacation rentals, guest houses, etc.;
4. change zoning to allow new B&B units only on properties that already have long-term rental accommodation in place;

The above items are direct regulatory options. Providing more supply and diversity of long-term housing units in town will not just be accomplished through regulation. Other approaches the District can consider include:

1. pre-zoning lands for additional types and densities of housing, including more rental and affordable / attainable options;
2. streamlining approval processes for new housing development and housing conversions;
3. educating and promoting development of new housing especially accessory dwelling types;
4. providing incentives for creating new housing development.

All of these items will be the focus of further discussion in the coming weeks and months for Council and the community to consider. Since the results of these discussions may affect the desired shape of long-term regulations of Bed and Breakfast uses, staff suggest that an interim approach may be most appropriate. Staff are seeking input and direction from Council on all of

the above, but also recommend that business licences be renewed for the next year to enable existing B&B's – which were initially established lawfully according to the rules in place at the time - to continue uninterrupted for this season. Meanwhile, as the community discussion on housing and growth evolves, staff and Council will keep in mind the options for a more certain set of B&B regulations for the long-term.

RECOMMENDATION TO COUNCIL:

THAT the Committee of the Whole recommend Council direct staff to renew those existing Bed and Breakfast business licences that are legally non-conforming to section 404 of the zoning bylaw as of April 30, 2024, for a period of one year, notwithstanding section 2(2) of *Ucluelet Business Regulation and Licensing Bylaw No. 922, 2003*; and

THAT the Committee of the Whole rise and report.

Respectfully submitted: **Bruce Greig, Director of Community Planning**
 Duane Lawrence, CAO

Joseph Rotenberg

From: Pieter Timmermans [REDACTED]
Sent: April 8, 2024 5:26 PM
To: mmaffel@ucluelet.ca; Community Input Mailbox
Cc: Marilyn McEwen (Ucluelet Mayor); Shawn Anderson (Ucluelet Council); Jennifer Hoar (Ucluelet Council); Ian Kennington (Ucluelet Council)
Subject: Seaplane use on harbour

[External]

Mayor and Council,

When considering more seaplane traffic into our harbour please consider the impact it will have.

During the spring and fall bird migrations the shore and mudflats are a busy and important stopover for the birds.

Our harbour is vastly different than Tofino 's rapid flowing and busy, noisy and open waterfront.

Visitors I have talked to who enjoy being on the water prefer Ucluelet because they enjoy the relaxing sheltered waters of our harbour to experience seeing abundant wildlife.

Our harbour is unique, it's generally calm with gentle currents. This makes it a great place to explore by kayak or canoe, sailboat, wildlife tour, stand-up paddle board or row boat. It also a great peaceful habitat for aquatic species, shorebirds, bald eagles, seals, bears and sea lions regularly seen. Historical tours are also offered during the day pointing our rich first nation and settler history.

An increase in planes taking off and landing will diminish these experiences and impact habitats. Perhaps rules avoiding mudflats or low fly overs can be requested.

Sincerely

Pieter Timmermans



From: Joshua Jenkins, Executive Director,
Ucluelet Chamber of Commerce

Subject: **Funding for: 2024 Ucluelet Economic Readiness Strategy
Recovery & Resilience Model for Rural & Remote Communities**

Background

On Sept 15, 2023, the Mayor and Council received a delegation representing the Ucluelet Chamber of Commerce requested the following:

1. Letter of Support for round 2 - REDIP proposal - Project name: "2024-26 Ucluelet Economic Readiness Strategy - Rural & Remote Recovery & Resilience"
2. Delegate a member/members of the DoU/Council to sit on the UCoC's committee "Ucluelet Economic Readiness Strategy"
3. To provide funding & support as investment to Ucluelet Economic Readiness Strategy 2024-26

Result

The District of Ucluelet confirmed that \$35,000 would be set aside in the 2024 budget for the purpose of supporting this project.

Update

In March 2024, the funders informed the Ucluelet Chamber of Commerce that they did not receive the grant for their project as requested. The applications for this year's REDIP funding were 3 times that of 2023 (no reflection on the viability of the project).

Plan B Strategy

The Ucluelet Chamber of Commerce intends to continue to move forward on project development without the REDIP portion of funding. Some of the staffing and expenditures will be downgraded, but the core of the project and it's intended outcomes will be maintained. Also, the Chamber has already assembled an Economic Development Committee, which this project will be run through.

The Request

The Ucluelet Chamber of Commerce is asking the Mayor and Council to continue support of this Economic Development initiative and continue to fund the project as originally requested.

***The original letter is included in the package

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Dear Mayor Marilyn Mcewen,

In commemoration of the 32nd Falun Dafa Day on May 13th, 2024, for celebrating Falun Dafa spreading to the public, we respectfully request again a recognition in the form of a Greeting letter/Flag Raising. This annual occasion pays tribute to the contributions of the Falun Dafa community in Canada—many of whom arrived here as refugees fleeing persecution in China, and celebrates the values of Truthfulness, Compassion, and Forbearance.

In 2023, we were very glad to have had 16 Canadian cities have flags-raising or lighting-up the landmarks to celebrate our Falun Dafa Day. We also received 88 supporting letters and/or proclamations from Canadian MPs, MPPs, Mayors, and City Councillors.

Originated from the autocratic communist China 32 years ago, along with 25 years' brutal persecution even with the horrific organ harvesting, [facing the transnational repression](#), the Falun Dafa community has endured, persevered and flourished peacefully. At the same time, Canadian Falun Dafa practitioners are proud to build our communities across the country and call Canada home.

The fight for freedom and integrity continues, as community members courageously fend off intimidation, threat, and mis/dis-information campaign by the long-arm operation of China's communist regime that has infiltrated many aspects of Canadian politics and social life.

Here in Canada, Falun Gong volunteers have taught [free meditation exercises](#) that have helped thousands of Canadians improve their mental, moral and physical well-being, contributing to a more healthy and harmonious society.

We are genuinely grateful for the freedom, diversity and compassionate support received across the society. Year to year, the Falun Dafa communities have garnered worldwide recognition, including greetings and proclamations. By sending a greeting letter/video to mark the 32nd Falun Dafa Anniversary, you help affirm Canada's commitment to the values of Truthfulness, Compassion, and Forbearance, and to the upholding of human rights and freedom of conscience.

For the greeting letter/video, it will be greatly appreciated if you could send it to us by **May 5th, 2024**. Should you have questions, please don't hesitate to contact the undersigned.

Sincerely,
Sue Zhang
on behalf of Falun Dafa Association of Vancouver

4 enclosures below:

1. 16 Flag Raising/Light-up Hosting Cities in 2023, and 14 MPs joined Ottawa Rally: ON : Hamilton; Barrie; Cambridge; Milton; Cornwall; Pembroke; Orangeville; St. Catharine; Orillia; Falun Dafa Association of Vancouver - Request for Greeting Letter & Flag...

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2a. A short video of 'An Introduction to Falun gong' (6:35 min)

<https://www.youtube.com/watch?v=aJ-A6xY47jc>

For more information, please visit faluninfo.net

2b. Members of Parliament and Practitioners Celebrate the 31st Anniversary of Falun Dafa's Public Introduction (1) <https://en.minghui.org/html/articles/2023/5/7/208414.html>

3. Greetings for Falun Dafa Month Celebration 2023(excerpt from 88 greetings):

"It is my pleasure to extend best wishes to the Falun Dafa community here in Canada...Today, as practitioners face discrimination and violence from the Chinese community party in Beijing, Conservatives join with Falun Dafa in their calls for tolerance, peace, and freedom for their people... I hope that all Falun Dafa practitioners are filled with a spirit of hope and freedom..."

—Hon. Pierre Poilievre, Leader of the Conservative Party, greetings 2023

"Falun Dafa, it promotes kindness, it promotes kindness to each other. And that's the message that the world needs. Truthfulness, Compassion, and Forbearance are the principles of every Falun Dafa practitioner. Canada needs to promote Falun Dafa, and the whole world needs to promote it to strive for more peace." —Hon. Judy Sgro, co-chair of the Falun Gong Parliamentary Friendship Group, Rally speech 2023

"Such an exciting moment last December. Bill S-223 has now become law. There is so much more work to be done though, as the horrific violence against Falun Gong practitioners, including organ harvesting continues. And our advocacy now needs to turn to seeing the full implementation of this bill,...and how to identify and prosecute those that are involved in forced organ harvesting and trafficking and come back to Canada."— MP Garnett Genuis, co-chair of the FalunGong Parliamentary Friendship Group Speech 2023

As Parliamentary Leader of the Green Party of Canada and Member of Parliament for Saanich-Gulf Islands, I am pleased to extend my warmest congratulations to the Falun Dafa community as you gather to celebrate the 31th Anniversary of public introduction of Falun Dafa. I have great respect for the principles of Truth, Benevolence and Forbearance.

— MP Elizabeth May, greeting message, Parliamentary Leader of the Green Party, greetings for 2023

"May 13th is a very special day as practitioners and supporters around the world will celebrate this year 30th Anniversary. Truthfulness, compassion, and tolerance,... have "so much meaning" in society today. I want to wish all to have a special Falun Dafa Association of Vancouver - Request for Greeting Letter & Flag..."

"I would like to begin by saying how important your voices are to our government. I would like to also express my solidarity with Falun Dafa and with you all.— **MP Rachel Bendayan, Rally Speech 2023 Falun Dafa Day**

"Your principles of truthfulness, compassion and forbearance are welcome teachings in our province. Thank you for promoting personal wellbeing and working towards a more peaceful and harmonious world. Please accept my best wishes for successful and enjoyable celebrations of your 31st anniversary and Falun Dafa Day."

—**Lieutenant Governor Russ Mirasty of the Province of Saskatchewan, Letter of Greetings, 2023 Falun Dafa Day**

"Falun Dafa communities have flourished peacefully across our country, creating a more unified and harmonious society. Now, more than ever, Falun Dafa's message of truthfulness, forbearance, and compassion are an example to all of us"

— **Her Worship Kate Rogers, Fredericton, Letter of Greetings, 2023 Falun Dafa Day**

We also received greetings from:

MPs: *Richard Martel, James Bezan, Yvan Baker, Kyle Seeback, Ted Talk, Colin Carrie, Dan Muys, Tom Kmiec, Marilyn Gladu, Marc Dalton, Arnold Viersen, Greg McLean, Pat Kelly, Ron Liepert, Stephanie Kusie, Blaine Calkins, Rachael Thomas, Ziad Aboultaif, Michael Cooper, Chris Warkentin, John Brassard,*

MPPs/MLAs: *Hon. Peter Bethlenfalvy, Hon. Laura Ross, Hon. Christine Tell, Hon. Pat Dunn, Alana Ross, Ron Schuler, Rudy Cuzzetto,*

Mayors' Proclamation/Greetings: *Toronto, Ottawa, Calgary, Fredericton, London, Sault Ste.Marie, Springwater, Leamington, LaSalle, Perry Sound, Tecumseh, New Westminster, Mission, Port Coquitlam, West Vancouver, Langley, White Rock, Maple Ridge, Chiliwack, Saanich, Duncan, Red Deer, Lloydminster, Crownsnest Pass, Coaldale, Pincher Creek, Banff, Canmore, Rocky View*

Councillors: *James Pasternak, Lisa Kearns, Raj Dhaliwal, Gian-Carlo Carra, Andre Chabot, Mike Spadafora, Nigussie Nigussie, Esther Pauls*

4. About Falun Dafa:

[Falun Dafa](#) (also known as Falun Gong) is a spiritual practice rooted in the ancient schools of cultivation in China. It consists of meditative exercises, and a moral philosophy aimed at the promotion of virtue. At the core of Falun Dafa's teachings are the tenets of "Truthfulness, Compassion, and Forbearance." Practitioners of Falun Dafa aim to live in accord with these principles, taking them as a guide for daily life and practice. Since Falun Dafa's public introduction in 1992, hundreds of millions of people from diverse cultural backgrounds in over 100 countries, including Canada, benefit from practicing Falun Gong, where the [free teachings](#) help people improve their mental, moral, and physical wellbeing and contribute to a more healthy and peaceful society.

On 20 July, 1999, the Chinese Communist Party (CCP) launched a campaign to eradicate Falun Gong. For the past 21 years, major human rights organizations, the United Nations, the U.S. government, and NGOs, etc. have extensively documented the nation-wide campaign of hatred, mass imprisonment, forced slave labours, torture, and killings of people who practice Falun Gong in China.

Millions of Falun Gong practitioners and their families have been torn apart. Countless practitioners have been killed for their vital organs that are being sold by the state. International legal experts say that crimes against humanity, and possibly genocide, have occurred. Practitioners and supporters in Canada continue to experience various kinds of intimidation and harassment and vilification by the CCP.

Falun Dafa Association of Vancouver - Request for Greeting Letter & Flag...

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garnered worldwide recognition, including thousands of greetings and proclamations from governments and officials.

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VIA EMAIL

Ref. 66386

April 10, 2024

Her Worship Marilyn McEwen
 Mayor of the District of Ucluelet
 Email: mmcewen@ucluelet.ca

Dear Mayor Marilyn McEwen:

British Columbia is facing an unprecedented housing shortage. We need every local government in the province to work with us to enable the development of more housing in every community. We need all types of housing; rental housing, family housing, housing that is appropriate and accessible for seniors and housing that presents real opportunities for ownership to first time buyers. That is why in the 2023 fall legislative session, we passed three legislative packages (Bills 44, 46 and 47) designed to shift land use planning away from site-by-site rezoning decisions that slow down the delivery of housing and amenities toward more 'up-front' planning and zoning practices.

Collectively, these legislative changes will help to address the housing crisis in BC by promoting greater diversification of the housing stock to address the unique needs for homes across a variety of demographics, tenures, household lifecycles, and income ranges. They will enable more efficient and predictable planning for housing need, reduce administrative and negotiation costs, help deliver more housing options for a range of incomes, and contribute to economic growth.

In our consultations on the Small-Scale Multi-Unit Housing legislation with planning staff and home builders, we heard clearly that this type of housing, four to six units on a single-family lot, can be challenging to realize within overly prescriptive site guidelines. Allowing for maximum flexibility on site will ensure we have the best chance of seeing "gentle" density realized in our communities. And because we know this type of development can be challenging and that streamlined development approvals process will help, Bill 44 also requires that you do not unreasonably restrict or prohibit the development of Small Scale Multi-Unit Housing.

.../2

**Office of the
 Minister of Housing**

Website:
www.gov.bc.ca/housing

Mailing Address:
 PO Box 9074 Stn Prov Govt
 Victoria BC V8W 9E9
 Phone: 236 478-3970

Location:
 Parliament Buildings
 Victoria BC V8V 1X4
 Email: HOUS.Minister@gov.bc.ca

Her Worship Marilyn McEwen
Page 2

We also expect many Small-Scale Multi-Unit Housing Developments will be strata titled and provide more accessible pathways to homeownership for people who would not be able to afford a single-family home in many communities. The Province recommends local governments allow stratification at every opportunity.

Alongside these bills, we also published the [Provincial Policy Manual and Site Standards](#) for Small Scale Multi-Unit Housing. This manual provides a framework that will create a healthy development environment to realize the diverse housing types needed to meet the unit level density required by Bill 44. I would like to remind you that Bill 44 requires that you consider this policy guidance when crafting your zoning bylaw amendments. We strongly encourage you to adopt the provincial site standards around lot coverage, building height and setbacks and to allow as many unit types as possible in as many residential zones as you can so we can build more homes for people.

I know your staff are already working hard to prepare your bylaw amendments to meet the compliance deadline of June 30, 2024, and I appreciate the work and thought that you are putting into this process.

Thank you for working with us to address restrictive zoning and make it easier for people to build small scale, multi-unit homes.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ravi Kahlon', written in a cursive style.

Ravi Kahlon
Minister of Housing

pc: Duane Lawrence, Chief Administrative Officer (dlawrence@ucluelet.ca)

From: RTOERO Chair, Martha Foster <RTO_Events@rtoero.ca>
Sent: Monday, March 25, 2024 4:24 AM
To: Marilyn McEwen (Ucluelet Mayor) <mmcewen@ucluelet.ca>
Subject: Great Speakers, Unbeatable Price for Your Team | Des conférenciers hors pair, un prix imbattable pour votre équipe

[External]



(La version française suit.)

Dear MarilynMcEwen,

RTOERO's [Future of Aging Summit](#) is just two months away.

Taking place in Toronto from May 15 to May 17, the summit is a great opportunity for your team members to hear from a wide range of international speakers at [an affordable price](#). Please forward this email to staff members who may benefit.

We are bringing together experts from nine countries and five continents to speak on topics ranging from global trends in aging to the impact of climate change on older adults.

[Reserve your spot](#) before they fill.

The three-day event will kick-off with a film screening of Your 100-year life and Q&A with Director Theo Kocken.



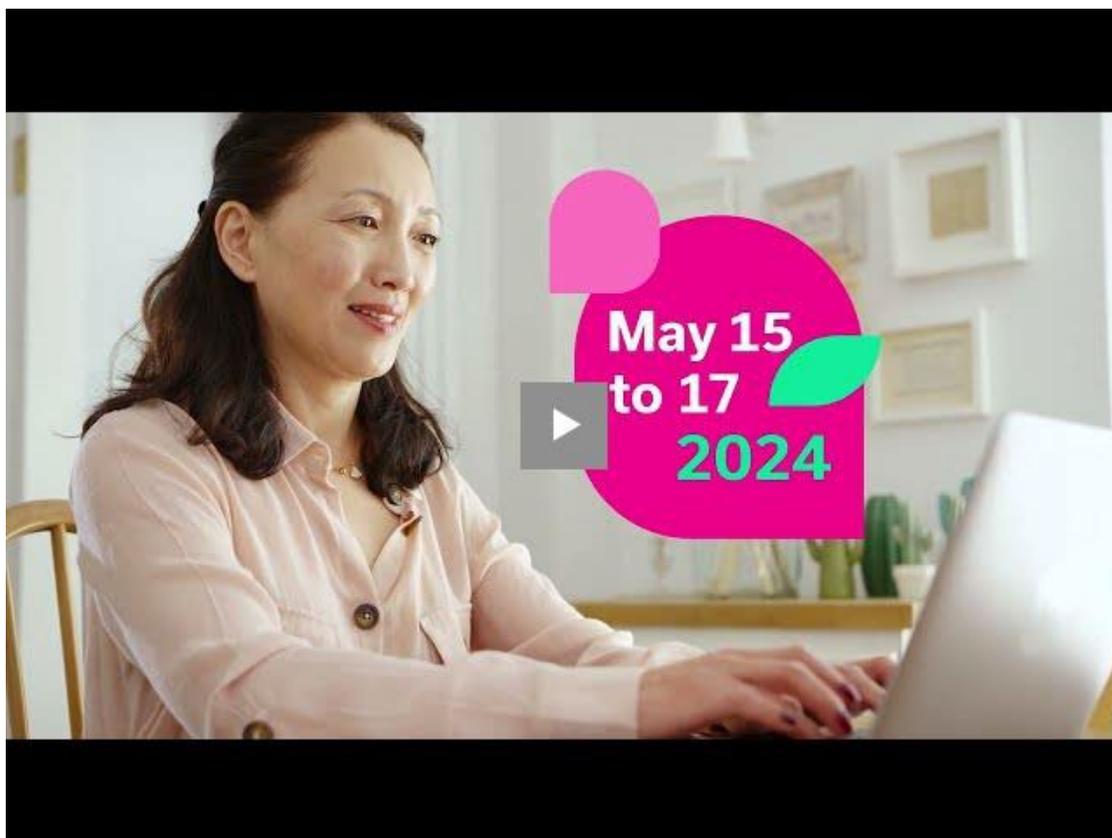
Keynotes by:

- Ritu Sadana, head of ageing and health with the World Health Organization
- Tomson Highway, award-winning Cree playwright, author and musician
- DY Suharya, the regional director of Alzheimer's Disease International for the Asia Pacific region who was recently recognized by the UN Decade of Healthy Ageing as a Healthy Ageing 50 leader

Plus, attendees have access to eight [breakout sessions](#) including:

- Redesigning communities for a highly aged society with Hiroko Akiyama from the University of Tokyo
- Finding solutions through age-tech with Sabina Misoch from Eastern Switzerland University of Applied Sciences
- Ageism and discrimination with Karen D. Lincoln, Director of the Center for Environmental Health Disparities Research in the Program in Public Health at the University of California
- Climate change, emergency and older adults with Carole Osero-Ageng'o, Global Initiatives Lead and Africa Regional representative, HelpAge International

Don't miss the chance to engage in this global dialogue on the urgent issue of an aging population and what it means for all our future.



Join fellow thinkers, dreamers and doers at the Future of Aging Summit.

[Register now](#)

Sincerely,

Martha Foster
Board Chair

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Questions? Please contact Anne Gerson at agerson@rtoero.ca.

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www.rtoero.ca



February 29, 2024

Via Email

UBCM Member Municipalities

Dear UBCM Members:

Re: Support for Resolution

I am writing to you on behalf of Osyoos Town Council to request your support for our proposed resolution on legislative changes regarding personal and defamatory attacks on municipal leaders at the upcoming SILGA Convention, in advance of the UBCM Convention this fall.

Municipal leaders across the province are facing increasing levels of personal and defamatory attacks, which not only impact our ability to effectively serve our communities but also have a negative impact on the overall functioning of local government. It is imperative that we address this issue and advocate for legislative changes that provide better protection for municipal leaders.

At the February 27, 2024, Regular Open Council Meeting, Town Council passed the following resolution:

Whereas Local Governments recognize the importance of fostering respectful and constructive dialogue within the community; and

Whereas personal and defamatory attacks on local government leaders, including both senior staff and elected officials, undermine the integrity of the democratic process and create a hostile working environment, and

Whereas current legislative and legal frameworks, including those of WorkSafeBC and Workers Compensation Act, do not provide adequate protection against such attacks, thereby hindering the ability of local government leaders to carry out their duties effectively,

Therefore be it resolved that UBCM advocate for legislative changes that address the issue of personal and defamatory attacks on local government leaders; and

Further be it resolved that these changes should aim to strengthen protections for local government leaders against unfounded, defamatory and malicious accusations while also upholding principles of freedom of speech and transparency;

Further be it resolved that UBCM is encouraged to collaborate with other relevant stakeholders, the Ministry of Municipal Affairs, including legal experts and advocacy groups, to develop comprehensive proposals for legislative reform.

2024 02 09 Letter re SILGA Resolution Legislative Changes



2

Together, we can work towards creating a safer, more respectful environment for all municipal leaders to effectively carry out their duties on behalf of their communities. We look forward to and appreciate your support on this matter.

Attachments:

ToO Background Information SILGA Resolution

Yours truly,

Sue McKortoff
Mayor

c: Town Council
R. Risling, CAO
Brianna Hillson, Director of Corporate Services
Honourable Anne Kang, Minister of Municipal Affairs

Legislative Changes - Personal and Defamatory Attacks on Municipal Leaders

Background Information:

There has been a concerning rise in the frequency and severity of personal and defamatory attacks directed toward municipal leaders (including Council members and staff). These attacks are often through various channels, including social media, and create a hostile working environment and hinder the ability of municipal leaders to carry out their duties effectively. The repercussions of defamatory personal attacks extend beyond the municipal realm and can detrimentally affect Council members who are working professionals by impacting their livelihood. The damaging effects of the personal attacks are not confined to professional settings; they often infiltrate into the personal lives of both staff and municipal council members, including incidents outside of business hours.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

FOR IMMEDIATE RELEASE

March 27, 2024

Alberni-Clayoquot Regional District adopts 2024-2028 Financial Plan

ALBERNI-CLAYOQUOT REGIONAL DISTRICT – The Alberni-Clayoquot Regional District (ACRD) Board of Directors, at the regular meeting on March 27, 2024, adopted the 2024-2028 Financial Plan.

The plan is the result of significant discussion and includes financial increases targeted towards improved service levels offered by the ACRD. The updated five-year plan reflects that the ACRD is a growing organization that continues to increase the service levels of the many functions it provides, as well as explore new services that respond to changing regional needs. The service level changes have been a result of both regulation and legislative changes, as well as the implementation of the ACRD's Strategic Plan.

The 2024 budget is approximately \$29.5 million. This plan has been challenging to develop as inflation rates increase both the cost of operations and construction costs. The financial plan includes a tax increase of 10.55 percent, including the Regional Hospital District Annual Budget. Approximately \$10.7 million is budgeted for capital projects, and the Regional District anticipates 53 percent of the funds for these projects will come from grant funding.

"It is particularly difficult to bring forward a financial plan that includes a tax increase knowing we all face increasing expenses from all directions. We don't take this decision lightly, and we have had extensive discussions on how we could minimize the impact on our taxpayers and still meet the needs of our region," explains ACRD Board Chair John Jack. "This increase is reflective of the changes we see in our region. It is growing and with that comes much-needed improvements and several shifts in focus. We live in a time when we must invest in infrastructure, while we consider how to fund such things as emergency management, transportation needs, and vital planning processes for each community within the region. Our goal is always to bring forward a financial plan that benefits and supports the whole region, and we believe we have done that this year."

Some of the key drivers that been included in this five-year financial plan include:

- New 2024-2027 Strategic Plan adopted by the Board of Directors.
- New Provincial Small-Scale Multi-Unit Housing legislation to support housing initiatives.
- New Provincial Emergency and Disaster Management Act that expands local government focus to all four phases of emergency management including mitigation, preparedness, response, and recovery.
- Implementation of the West Coast Transit service on April 2, 2024, provide service between Ucluelet and Tofino with service to the First Nation communities of hitaču and Ty-Histanis.
- Advocate to the provincial government regarding the development of alternative and/or emergency routes including but not limited to Highway 4.



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

- Solid Waste Management Plan Update to set new goals for reducing in-region waste disposal by increasing diversion.
- Planning activities related to the anticipated growth in Bamfield including a proposed Liquid Waste Management service, a development plan, and the replacement of the West Bamfield submarine water line.
- Feasibility study of an alternate water supply for Beaver Creek.
- Discussion with the Cherry Creek Waterworks District regarding a potential referendum on the conversion of the improvement district service to the ACRD.

The estimated impact of the ACRD component of property taxation on the average household in each area is as follows:

Jurisdiction	Estimated Increase on Average Household from Prior Year	Estimated ACRD Portion of Property Tax 2024
Area A - Bamfield	\$146.86	\$1,209.68
Area B - Beaufort	\$68.30	\$544.19
Area C - Long Beach (not including Salmon Beach)	\$174.73	\$586.15
Area C – Salmon Beach area of Long Beach	\$165.55	\$1,590.24
Area D - Sproat Lake	\$99.80	\$1,174.67
Area E - Beaver Creek	\$114.10	\$1,213.63
Area F - Cherry Creek	\$50.40	\$519.74
City of Port Alberni	\$25.91	\$249.77
District of Tofino	\$306.09	\$894.90
District of Ucluelet	\$142.84	\$476.17

The Financial Plan document summarizes each area, including potential increases in costs and taxation. The summary identifies the cost to each jurisdiction according to the services provided and the total overall requisition changes from the prior year. It also includes details on each of the service budgets. You can view this at: [2024-2028 Financial Plan](#). If you have any questions, please email budget@acrd.bc.ca.

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For more information, please contact:

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