

DISTRICT OF UCLUELET
MINUTES OF THE REGULAR COUNCIL MEETING
HELD ELECTRONICALLY AND IN THE GEORGE FRASER COMMUNITY ROOM
IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE
Tuesday, April 16, 2024 at 4:00 PM

Present: **Chair:** Mayor McEwen
 Council: Councillors Anderson, Hoar, Kennington, and Maftei
 Staff: Duane Lawrence, Chief Administrative Officer
 Jeffrey Cadman, Director of Finance
 Bruce Greig, Director of Community Planning
 Joseph Rotenberg, Manager of Corporate Services
 Nancy Owen, Executive Assistant

Regrets:

1. CALL TO ORDER

The April 16, 2024, Regular Council Meeting was called to order at 4:00 PM.

1.1 ACKNOWLEDGEMENT OF THE YUULU?IL?ATH

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

1.2 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.

2. LATE ITEMS

2.1 Correspondence Related to Committee of the Whole Item 7.1 "Short-Term Rental Accommodations Act: Loss of Legal Non-conforming Status for Existing B&B's"

2.2 Additional Correspondence Related to Committee of the Whole Item 7.1 "Short-Term Rental Accommodations Act: Loss of Legal Non-conforming Status for Existing B&B's"

2024.2104.REGULAR *IT WAS MOVED AND SECONDED:*

THAT Council add the late items to the agenda under item 7.1.

CARRIED.

3. APPROVAL OF THE AGENDA

3.1 April 16, 2024, Regular Council Meeting Agenda

2024.2105.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council adopt the April 16, 2024, Regular Council Meeting Agenda as amended.*

CARRIED.

4. UNFINISHED BUSINESS

There was no unfinished business.

5. BYLAWS

5.1 Zoning Amendment for a Forbes Road Food Bank

John Towgood, Municipal Planner

2024.2106.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council give third reading to District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024.*

CARRIED.

2024.2107.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council adopt District of Ucluelet Zoning Amendment Bylaw No. 1336, 2024.*

CARRIED.

2024.2108.REGULAR *IT WAS MOVED AND SECONDED:
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.*

CARRIED.

6. REPORTS

6.1 256 Matterson Drive - Exemption from Section 512 of the Local Government Act

Bruce Greig, Director of Community Planning

2024.2109.REGULAR *IT WAS MOVED AND SECONDED:
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.*

CARRIED.

6.2 2024 - 2028 Draft Five Year Financial Plan (Verbal Report With Accompanying Presentation)

Jeffrey Cadman, Director of Finance

Mr. Cadman presented this report which included a summary of the draft five year operating and capital budgets, expenses associated with

planned water and sanitary upgrades, anticipated debt funded projects, and budget feedback. The presentation also compared the tax implications of a \$1,000,000 capital requisition to \$750,000 capital requisition.

Staff recommended that Council direct Staff to prepare the budget as presented, including a \$1,000,000 capital requisition 2024, and a \$500,000 capital requisition in each of the following four years.

Council discussed the \$1,000,000 capital requisition recommended by Staff for 2024. Council also discussed increasing the recommended planned capital requisitions for 2025 through 2028 from \$500,000 to \$1,000,000, for each year.

2024.2110.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council authorize staff to execute the 2024 budget expenditures as presented at the April 16, 2024 council meeting including a \$1,000,000 capital requisition.*

CARRIED.

2024.2111.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council direct staff to prepare the 2024-2028 Five-Year Financial Plan bylaw including a \$1,000,000 requisition in 2024 and \$1,000,000 annually for years 2025 through 2028 dedicated for the District's capital program.*

CARRIED.

2024.2112.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council direct staff to prepare the 2024 Tax Rates bylaw based on the budget outlined at the April 16, 2024 council meeting including a \$1,000,000 requisition dedicated for the District's capital program.*

CARRIED.

2024.2113.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council move into a Committee of the Whole.*

CARRIED.

The Committee of the Whole commenced at 4:23 PM.

7. COMMITTEE OF THE WHOLE

7.1 Short-Term Rental Accommodations Act: Loss of Legal Non-conforming Status for Existing B&B's Bruce Greig, Director of Community Planning

Mr. Greig presented this report.

The Committee discussed repealing Zoning Amendment Bylaw No. 1310, 2022, which would legalize many legally non-conforming Bed and Breakfasts (B&Bs). The Committee clarified that the principle residence

requirement should remain in place and noted that Bill 35 was intended to address whole home B&Bs, not units in residents' homes. The Committee further discussed Staff time being prioritized for facilitating the development of housing.

A spot zoning approach to legalize legally non-conforming B&Bs was discussed and concerns related to the inequitable impact on property values and tax valuation were raised.

The Committee discussed options for limiting the growth of B&Bs in Ucluelet, including introducing an additional R1 definition that restricts or prohibits nightly rentals in new development.

The Committee also discussed potential for the District to lose its Resort Municipality Status, if there are too few Short-Term Rentals.

Staff provided information from the District's Growth Analysis, and outlined tools that could be used to regulate B&Bs.

The Committee discussed the negative and positive impacts of B&Bs and Short-Term Rentals, on current and future housing market conditions. The Committee discussed incentivizing the conversion of B&Bs to long-term rentals. Advantages and challenges with converting B&B units into long-term rental units were discussed.

The Committee noted the need for long-term solutions intended to address the housing crisis, Council's history of requiring affordable and attainable housing in proposed new development, and challenges with private sector development of affordable housing.

- 2024.2114.REGULAR *IT WAS MOVED AND SECONDED:*
***THAT** Staff come back to Council with an amendment that changes the provisions of section 404 of the Zoning Bylaw back to how they were before this section of the Zoning Bylaw was amended in September of 2022.*
CARRIED.
- 2024.2115.REGULAR *IT WAS MOVED AND SECONDED THAT:*
***THAT** Staff come back to Council with an amendment to create a new zoning that would restrict nightly rentals in residential areas for future subdivisions.*
CARRIED.
- 2024.2116.REGULAR *IT WAS MOVED AND SECONDED:*
***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.*

CARRIED.

2024.2117.REGULAR *IT WAS MOVED AND SECONDED:
THAT the Committee of the Whole Rise and Report.*

CARRIED.

The Committee of the Whole rose and reported at 5:18 PM. Council considered the Committees' recommendations at this time.

7.2 Council's Consideration of the Committee of the Whole's Recommendations

2024.2118.REGULAR *IT WAS MOVED AND SECONDED:
THAT 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.*

CARRIED.

2024.2119.REGULAR *THAT Council direct staff to present zoning amendment bylaws intended to:*

- 1. remove amendments to the Zoning Bylaw established by Zoning Amendment Bylaw 1310, 2022;*
- 2. create a version of the R1 Zone with no accessory B&B use to apply to future development.*

CARRIED.

8. NOTICE OF MOTION

There were no notices of motion.

9. CORRESPONDENCE

9.1 Seaplane use on Harbour *Pieter Timmermans*

In response to Council questions, Staff noted that Harbour Air has applied for a business licence to operate out of the Ucluelet Harbour. Staff are having discussions with Harbour Air related to entering into an agreement for the use of a portion of Whiskey Dock. Harbour Air's flight schedule will be posted on their website.

Council discussed the environmental and economic impact of increased seaplane traffic on the Ucluelet Harbour. Council also discussed the local benefit of Harbour Air's proposed operations.

9.2 Funding for: 2024 Ucluelet Economic Readiness Strategy Recovery & Resilience Model for Rural & Remote Communities *Joshua Jenkins, Executive Director, Ucluelet Chamber of Commerce*

Mr. Jenkins was invited to address Council regarding this correspondence item. He noted the project is part of the Chamber's expanded economic development activities and the requested funding would be used to hire a consultant to kickstart the project.

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

Sue Zhang, Falun Dafa Association of Vancouver

10. INFORMATION ITEMS

10.1 Small Scale Multi-Unit Housing Legislation

Ravi Kahlon, Minister of Housing

10.2 RTOERO Future of Aging Summit

Martha Foster, Board Chair

2024.2120.REGULAR *IT WAS MOVED AND SECONDED:*

- ***THAT*** Councillor Anderson be authorized to electronically attend and represent the District at the RTOERO Future of Aging Summit; and
- ***THAT*** Council direct Staff to make appropriate arrangements.

CARRIED.

10.3 Support for Resolution

Mayor Sue McKortoff, Town of Osoyoos

10.4 Alberni-Clayoquot Regional District Adopts 2024-2028 Financial Plan

Heather Thomson, ACRD Communications Coordinator

11. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS

11.1 Councillor Shawn Anderson

Deputy Mayor, April 1 - June 30, 2024

Councillor Anderson attended the Association of Vancouver Island and Coastal Communities (AVICC) AGM and Convention from April 12 - 14 and he noted a resolution on the floor to address the needs of seniors in rural areas and further noted the discrepancy between funding for seniors in major cities versus in rural areas.

On April 16th, Councillor Anderson attended an Island Health Meeting in Tofino where the new hospital facility was discussed as well as the Ucluelet Medical Centre. He noted housing for new workers at the improved hospital and new medical facility was raised as a concern.

11.2 Councillor Jennifer Hoar

Deputy Mayor, January 1 - March 31, 2024

On April 3rd, Councillor Hoar attended the Wild Pacific Trail Society meeting, where a report on the Whale Festival was presented and the Amphitrite House, as well as parking concerns around the coast guard building was discussed.

Councillor Hoar attended the AVICC AGM and Convention from April 12 - 14, where a housing workshop was conducted and noted long-term housing remains an underlying issue for many sectors. Councillor Hoar also made mention of a presentation on Inclusive Governance and Reconciliation and noted a key takeaway from ACRD Chair John Jack that everything is interconnected and to make a commitment to do better overtime. She also attended an Ocean symposium, and recommended visiting the Pacific Salmon Foundation mapping programs on their website.

Councillor Hoar informed that Dinner Theatre is May 3rd and 4th, and tickets are available for purchase.

Lastly, she noted a new program at the Co-op called 'frugal finds' where blemished produce is packaged for customers to purchase at a discount.

11.3 Councillor Ian Kennington ***Deputy Mayor, July 1 - September 30, 2024***

Councillor Kennington attended the AVICC AGM and Convention from April 12 - 14. He noted that Housing, Housing, Housing was one of the more informative housing forums he's attended. Key takeaways from the forum were presentations discussing how affordable rents become affordable over time, a funding initiative for housing units above District owned facilities, and a housing development opportunity page where they facilitate housing partnerships. He also noted that Cortes Island is using 100% of the Municipal and Regional District Tax (MRDT) from their nightly rentals' sector for affordable housing initiatives. Another noteworthy presentation Councillor Kennington attended was regarding boundaries which discussed the challenges for elected officials and the importance of establishing clear boundaries for respectful interactions.

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

Councillor Maftei attended the AVICC AGM and Convention from April 12 - 14 and noted an Oceans, Oceans, Oceans presentation where the geoduck and prawn fishing representatives presented; these are highly sustainable and low impact fisheries. He noted opportunities in Ucluelet to raise awareness about these industries.

Councillor Maffei informed that the Raincoast Education Society's annual Shorebird Festival is coming up with a Shorebird Soiree Fundraiser hosted at Roar and Hotel Zed on April 28th.

11.5 Mayor Marilyn McEwen

On March 27th Mayor McEwen attended an Alberni-Clayoquot Regional District (ACRD) Meeting where they adopted their Five-Year Financial Plan. Later that day she and Mr. Lawrence met with Minister Lana Popham and MLA Josie Osborne.

On April 4th, the Mayor attended an ACRD led workshop on Inclusive Regional Governance where discussions related to inclusion of non-treaty nations at the board table was considered.

On April 9th the Mayor attended the West Coast Transit launch and ribbon cutting ceremony.

On April 10th the Mayor attended a Barkley Community Forest Meeting and discussed planning a tour of the Community Forest for Mayor and Council. Later that day, the Mayor attended an ACRD Meeting where BC Transit confirmed that the West Coast Transit will be included in their 2024 - 2025 Budget Service Plan for 7,500 service hours and six expansion buses which hopefully will result in service during the evenings. In the evening, the Mayor attended the Tourism Ucluelet AGM where new members were elected.

The Mayor attended the AVICC AGM and Convention from April 12 - 14. On the 12th, the Mayor attended a joint meeting with Island Health, District of Tofino and ACRD. At the tradeshow, the Mayor met with Rogers representatives and obtained an update on works intended to improve cellular coverage along Highway 4. She was informed the project should be complete within 2 years.

Mayor McEwen noted that April 17th is the Seniors Lunch in the main hall of the Ucluelet Community Centre. April 17th is also the 14th anniversary of the Ucluelet Community Centre.

12. QUESTION PERIOD

12.1 Judy Gray

Ms. Gray outlined housing cost drivers, the importance of Bed & Breakfasts to the local economy, and issues with Bylaw No. 1310. She made recommendations regarding short-term rentals and addressing housing shortages through zoning and development approval reforms.

She further encouraged Council to reconsider Lot 16's application and noted issues with renter eligibility for the First Light Development.

12.2 Marcel Midlane

In response to Mr. Midlane's questions, Council confirmed that Accessory Dwelling Units like laneway houses are permitted under some zonings, and noted associated provincial funding for the construction of Accessory Dwelling Units.

13. CLOSED SESSION

There was no closed session.

14. ADJOURNMENT

14.1 Procedural Motion to Adjourn

2024.2121.REGULAR *IT WAS MOVED AND SECONDED:
THAT the April 16, 2024, Regular Council Meeting be adjourned.*

CARRIED.

The meeting was adjourned at 6:19 PM.

CERTIFIED CORRECT:

Duane Lawrence, Corporate Officer

Marilyn McEwen, Mayor