



REGULAR MEETING OF COUNCIL

Held Electronically and in the George Fraser Community Room,
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet
Tuesday, January 14, 2025 @ 4:00 PM

MINUTES

Present: **Chair:** Mayor McEwen
 Council: Councillors Anderson, Hoar (Via Zoom), Kennington (Via Zoom), and Maftai (Via Zoom)
 Staff: Duane Lawrence, Chief Administrative Officer
 Bruce Greig, Director of Community Planning
 James MacIntosh, Director of Engineering Services
 Joseph Rotenberg, Manager of Corporate Services
 Rick Geddes, Fire Chief
 Anneliese Neweduk, Planner
 Nicole Morin, Building Inspector
 Nancy Owen, Executive Assistant

Regrets:

1. CALL TO ORDER

The January 14, 2025 Regular Council Meeting was called to order at 4:01 PM.

1.1. ACKNOWLEDGEMENT OF THE YUULU?IŁ?ATH

Council acknowledged the Yuulu?ił?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.

1.3. PROCEDURAL MOTION TO PERMIT MEMBERS TO ATTEND THE MEETING ELECTRONICALLY

2025.2025.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT** section 10.5 of the Council Procedure Bylaw be suspended for the duration of the January 14, 2025 Regular Council Meeting so Councillors Hoar, Kennington and Maftai can all attend this meeting electronically.*

CARRIED.

2. LATE ITEMS

2.1. Applicant's Written Submission Related to Zoning Amendment for 1959 Cynamocka Road

Fraser Macmillan, Applicant, 1959 Cynamocka Road

2.2. Protecting Taxpayers from Overspending on Local Government Construction

Chris Gardner, President and CEO, Independent Contractors and Business Association (ICBA)

2.3. Delegation: Dennis Morgan, Board Member, Raincoast Education Society

Re: Amphitrite House Occupancy

2025.2026.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the January 14, 2025 Regular Council Meeting agenda be amended by:

- *adding the late item titled "Applicant's Written Submission Related to Zoning Amendment for 1959 Cynamocka Road" under agenda item 6.2;*
- *also adding the late item titled "Protecting Taxpayers from Overspending on Local Government Construction" as agenda item 9.4.; and*
- *adding the late item titled "Delegation: Dennis Morgan, Board Member, Raincoast Education Society" as agenda item 4.1.2.*

CARRIED.

3. APPROVAL OF THE AGENDA

3.1. January 14, 2025 Regular Council Meeting

2025.2027.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the January 14, 2025 Regular Council Meeting Agenda be adopted as amended.

CARRIED.

4. PUBLIC INPUT & DELEGATIONS

4.1 Delegations

4.1.1. Sergeant Marc Jones, Ucluelet RCMP Detachment Re: Quarterly Policing Report and Policing Priorities

Sergeant Jones reported on policing activities in 2024 and introduced body worn cameras now being used by the officers in Ucluelet in a trial basis. He noted that the upcoming policing priorities are being considered for the fiscal year in 2025. He

requested that Council consider suggestions for policing priorities for the 2025 fiscal year.

**4.1.2. Delegation: Dennis Morgan, Board Member, Raincoast Education Society
Re: Amphitrite House Occupancy**

Councillor Maftai declared a conflict of interest and recused himself as he is the Executive Director of the Raincoast Society. He left the meeting at 4:24 PM.

Mr. Morgan, outlined their Memorandum of Understanding with the Wild Pacific Trail Society which allows them to access and use the the facility. He also provided details on the Lease Agreement with the District, to which the Raincoast Education Society is a party for the use of the Amphitrite House. He noted delays in the Amphitrite House being available for their programming, and its impact on their operations and an employee that they hired to work at the facility.

5. UNFINISHED BUSINESS

There was no unfinished business.

Councillor Maftai returned to open session at 4:31 PM after item 4.1.2. was dealt with.

6. BYLAWS

**6.1. District of Ucluelet Building Bylaw No. 1363, 2025
Nicole Morin, Municipal Inspector**

Bruce Greig, Director of Community Planning, presented this report.

- 2025.2028.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council gives first, second, and third reading to District of Ucluelet Building Bylaw No. 1363, 2025.* CARRIED.
- 2025.2029.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council gives first, second, and third reading to District of Ucluelet Fees and Charges Amendment Bylaw No. 1364, 2025.* CARRIED.
- 2025.2030.REGULAR *IT WAS MOVED AND SECONDED:
THAT Council gives first, second, and third reading to District of Ucluelet Municipal Ticket Information Amendment Bylaw No. 1365, 2025.* CARRIED.

6.2. Zoning Amendment for 1959 Cynamocka Road
Anneliese Neweduk, Planner

Bruce Greig, Director of Community Planning, presented this report.

2025.2031.REGULAR *IT WAS MOVED AND SECONDED:*
THAT Council direct staff to give notice of first reading for District of Ucluelet
Zoning Amendment Bylaw No. 1354, 2024.

CARRIED.

7. REPORTS

7.1. Joint Community Emergency Preparedness Fund Grant
Application
Rick Geddes, Fire Chief

Chief Geddes presented this report.

In response to Council questions, the Chief noted that the Alberni-Clayoquot Regional District would administer this grant funding.

2025.2032.REGULAR *IT WAS MOVED AND SECONDED:*
THAT Council authorize the Alberni-Clayoquot Regional District to apply for,
receive, and manage grant funding through the Union of BC Municipalities
2025 Community Emergency Preparedness Fund, on behalf of the District of
Ucluelet for emergency services response supplies and equipment.

CARRIED.

8. NOTICE OF MOTION

There were no notices of motion.

9. INFORMATION ITEMS

9.1. Barkley Community Forest New Signage
Barkley Community Forest

9.2. Next Lieutenant Governor of British Columbia - Wendy Cocchia,
C.M., O.B.C., LL.D.(Hon)
Office of the Lieutenant Governor

9.3. AVICC Joint Area Association Virtual Engagement Session
Association of Vancouver Island and Coastal Communities

10. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS

10.1. Councillor Shawn Anderson
Deputy Mayor, April 1 - June 30, 2025

10.2. Councillor Jennifer Hoar

Deputy Mayor, January 1 - March 31, 2025

10.3. Councillor Ian Kennington

Deputy Mayor, July 1 - September 30, 2025

10.4. Councillor Mark Maftei

Deputy Mayor, October 1 - December 31, 2025

10.5. Mayor Marilyn McEwen

Mayor McEwen attended:

- the Barkley Community Forest Corporation meeting and Christmas lunch, and an Alberni-Clayoquot Regional District meeting on December 11th;
- the Sail Past on December 12th;
- the District of Ucluelet's Christmas party on December 13th;
- the Resort Community Collaborative meeting on December 16th;
- the Tourism Ucluelet Board meeting on December 18th; and
- the Tourism Ucluelet Board Retreat from January 10th to 12th, 2025.

11. QUESTION PERIOD

There were no questions or comments.

12. CLOSED SESSION

12.1. Procedural Motion to Permit Members to Attend the Closed Session Electronically.

2025.2033.REGULAR *IT WAS MOVED AND SECONDED:*

THAT section 10.6 of the Council Procedure Bylaw be temporarily suspended for the remainder of the January 14, 2025 Regular Council Meeting to allow Councillors Kennington, Hoar and Maftei to electronically attend the closed portion of this meeting.

CARRIED.

12.2. Procedural Motion to Move In-Camera

2025.2034.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the January 14, 2024 Regular Council Meeting be closed to the public pursuant to the following sections of the Community Charter:

- 90(1)(c) labour relations or other employee relations;
- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- 90(1)(g) litigation or potential litigation affecting the municipality; and
- 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED.

The meeting was closed to the public at 4:56 PM.

13. ADJOURNMENT

13.1. Council returned to open session at 6:58 PM, and rose and reported that Council adopted the following resolutions in closed session:

- **THAT Council direct staff to present the draft Licence of Occupation over portions of Bay Street to Alliance Holdings for their review and execution as a long-term interim solution to legitimizing the existing encroachments of private buildings and gardens on the public road right-of-way adjacent to 1948 Bay Street.**
- **THAT Council indicate its support, subject to the normal necessary public process, for amending the zoning of the Alliance Holdings property at 1948 Bay Street to reflect its current residential use and indicate that this amendment is expected to be brought forward with other residential zoning amendments in the municipal workplan for 2025.**

13.2. Procedural Motion to Adjourn

2025.2035.REGULAR *IT WAS MOVED AND SECONDED:*

THAT the January 14, 2025, Regular Council Meeting be adjourned.

CARRIED.

The meeting was adjourned at 7:00 PM.

CERTIFIED CORRECT:

Corporate Officer

Marilyn McEwen, Mayor