



## REGULAR MEETING OF COUNCIL

Held Electronically and in the George Fraser Community Room,  
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet

**Tuesday, February 11, 2025 @ 4:00 PM**

### MINUTES

Present:      **Chair:**            Mayor McEwen  
                 **Council:**       Councillors Anderson (via Zoom), Hoar, Kennington, and Maftai  
                 **Staff:**            Duane Lawrence, Chief Administrative Officer  
                            Bruce Greig, Director of Community Planning  
                            Jeffrey Cadman, Director of Finance  
                            John Towgood, Municipal Planner  
                            Nancy Owen, Executive Assistant

Regrets:

#### 1. CALL TO ORDER

The February 11, 2025 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 this proceeding was being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.**

#### 2. LATE ITEMS

##### 2.1 Correspondence Item - First Light Development

2025.2052.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** the February 11, 2025 Regular Council Meeting agenda be amended by:

- adding a new heading "7B Correspondence" to include item "7B.1 Correspondence Item - First Light Development".

CARRIED.

### 3. APPROVAL OF THE AGENDA

#### 3.1 February 11, 2025 Regular Council Meeting

2025.2053.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** the February, 2025 Regular Council Meeting Agenda be adopted as amended.

CARRIED.

### 4. PUBLIC INPUT & DELEGATIONS

#### 4.1. Delegations

##### 4.1.1 Colin Robinson, Clayoquot Biosphere Trust Society Ucluelet and Regional Climate Planning Initiative

Mr. Robinson provided an overview of the Regional Climate Adaptation and the status of the Climate Change Adaptation Plan.

### 5. UNFINISHED BUSINESS

**There was no unfinished business.**

There was no unfinished business.

### 6. BYLAWS

#### 6.1 2025 - 2029 Five-Year Financial Plan Jeffrey Cadman, Director of Finance

2025.2054.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** Council gives first, second, and third reading to District of Ucluelet 2025 - 2029 Financial Plan Bylaw No. 1370, 2025.

CARRIED.

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

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

2025.2055.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** Council gives first, second, and third reading to District of Ucluelet Zoning Amendment Bylaw No. 1354, 2024.

CARRIED.

2025.2056.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT*** Council adopt the to District of Ucluelet Zoning Amendment Bylaw No. 1354, 2024.

CARRIED.

#### 6.3 New Road Naming Bylaw

**John Towgood, Municipal Planner**

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

2025.2057.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council gives first, second, and third reading to District of Ucluelet  
Road Naming Bylaw No. 1321, 2025.*  
CARRIED.

2025.2058.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council direct staff to refer District of Ucluelet Road Naming Bylaw No.  
1321, 2025, to the Yuułu?it?ath Government for review and comment..*  
CARRIED.

**7. REPORTS**

**7.1 Matterson Reservoir Property Non-Market Housing Development  
John Towgood, Municipal Planner**

Bruce Greig, Director of Community Planning, presented this report. Ms. Katy Fabris, a representative from M'Akola Development Services provided an overview of the Grant Modeling Brief.

Council requested that staff bring forward another report to answer some additional questions prior to proceeding with a grant application to pursue the development of the subject municipally-owned lands.

2025.2059.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council direct staff to develop and bring forward a Zoning Bylaw  
amendment that would allow the Multi-Family housing uses proposed for the  
School District -70 lands and the Matterson Reservoir Property.*  
CARRIED.

2025.2060.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council direct staff to work with School District 70 to develop a  
memorandum of understanding for a subdivision and land swap to facilitate  
the development of housing in the vicinity of the Matterson Reservoir  
Property.*  
CARRIED.

2025.2061.REGULAR *IT WAS MOVED AND SECONDED:  
THAT Council direct staff to engage a land surveyor to undertake the work  
necessary in preparation of plans for defining and registering the areas of the  
potential land swap, road dedication and development parcels.*  
CARRIED.

**7.2 Council Strategic Priorities Update  
Duane Lawrence, CAO**

Mr. Lawrence presented this report.

### **7.3 CORRESPONDENCE**

#### **7B.1 Correspondence Item - First Light Development**

Council and staff discussed coordinating an information session with the buyers of the First Light Development in order to clarify some of their questions.

### **8. NOTICE OF MOTION**

### **9. MAYOR'S ANNOUNCEMENTS AND COUNCIL COMMITTEE REPORTS**

- 9.1 Councillor Shawn Anderson**  
*Deputy Mayor, April 1 - June 30, 2025*
- 9.2 Councillor Jennifer Hoar**  
*Deputy Mayor, January 1 - March 31, 2025*
- 9.3 Councillor Ian Kennington**  
*Deputy Mayor, July 1 - September 30, 2025*
- 9.4 Councillor Mark Maftei**  
*Deputy Mayor, October 1 - December 31, 2025*
- 9.5 Mayor Marilyn McEwen**

Mayor McEwen attended:

- an Alberni-Clayoquot Regional District Board Meeting on January 29th;
- the District of Ucluelet Budget Meeting and Open House on January 30th;
- a leadership meeting with MP Gord Johns and MLA Josie Osborne on February 5th to discuss the USA's tariff announcements; and
- a meeting with the Ekistics team on February 6th, regarding the proposed development on Hyphocus Island.

### **10. QUESTION PERIOD**

There were no questions or comments.

### **11. CLOSED SESSION**

#### **11.1 PROCEDURAL MOTION TO PERMIT MEMBERS TO ATTEND THE MEETING ELECTRONICALLY**

2025.2062.REGULAR

*IT WAS MOVED AND SECONDED:*

***THAT** section 10.6 (b) of the Council Procedure Bylaw be waived for the remainder of this Council meeting to allow Councillor Anderson to attend the closed section of the meeting electronically.*

CARRIED.

## **11.2 Procedural Motion to Move In-Camera**

2025.2063.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT** the February 11, 2025 Regular Council Meeting be closed to the public pursuant to the following section of the Community Charter:*

- 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;*

CARRIED.

Council returned to open session at 6:19 PM.

## **12. ADJOURNMENT**

### **12.1 Procedural Motion to Adjourn**

2025.2064.REGULAR *IT WAS MOVED AND SECONDED:*

***THAT** the February 11, 2025 Regular Council Meeting be adjourned at 6:19 PM.*

CARRIED.

**CERTIFIED CORRECT:**

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Corporate Officer

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Marilyn McEwen, Mayor