



**REGULAR MEETING OF COUNCIL
Tuesday, December 10, 2019 @ 2:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

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1. LATE ITEMS	
1.1. Addition to Agenda Item No. 13.2. - Temporary Use Permit - 1861 Peninsula Road 2019-12-06 Josie Love 2016-12-09 Jonathan Cross YFN 2019-12-10 Gertrude Touchie 2019-12-10 Michelle Corfield	3 - 10

Josie Love
PO Box [REDACTED]
Smithers, BC
VOJ 2N0
Phone: [REDACTED]

December 6, 2019

District of Ucluelet
PO Box 999
Ucluelet, BC V0R 3A0

Dear Mayor and Council,

Re: **TUP 19-06 Application – 1861 Peninsula Road,
YFN Resorts & Accommodation INC and S&S Seafood Co. (Canada)**

In response to your notice that the District of Ucluelet will be considering an application for the issuance of a Temporary Use Permit (TUP) 2019-06 to YFN Resorts & Accommodation INC and S&S Seafood Co. (Canada) that would allow them residential and seasonal accommodation for up to three years in the Thornton Motel I would like to express my opposition to this application.

I recently purchased a condo at the Waters Edge Condominium Complex on Hemlock Street, near the Thornton Motel, for its investment potential. Based on the zoning bylaws I was made aware that the condo complex was only zoned for monthly or long-term rentals and that it could not be used for shorter-term or Airbnb rentals. Even though I and others in the condo would like to be able to use our condo's for short term rentals, we have been renting our condos consistent with the bylaw.

Should this TUP be granted it will directly compete with those renting their condos for longer-term residential accommodation. This provides an unfair playing field between condo owners and the Thornton Motel. In effect the Thornton Motel can operate as either a short-term facility or a long-term facility for the three-year period while condo owners can only operate as long-term residential units.

Furthermore, the granting of this TUP will result in the removal of up to 17 commercial tourism accommodation units during the tourist season. This will provide a net benefit to other commercial tourism accommodation operators in the Ucluelet area by allowing them to raise their nightly stay rents due to the increased competition. This could result in fewer tourists visiting and staying in Ucluelet. While the TUP is attempting to create a short-term solution to the residential and seasonal housing pressure in the District it stands to create more pressure on the commercial tourism accommodations in the area. Meanwhile, those of us who are limited to only residential renting do not get opportunity to benefit from the tourism season.

While I am opposed to this TUP on the grounds that it discriminates against condo owners, I would be in support of it provided the zoning for the Waters Edge Condominium Complex be changed to allow for Airbnb or other short term rental use. This would be a fair and reasonable accommodation for all affected parties.

Alternatively, we request the application for TUP 2019-06 be cancelled and ask the proponent to find other short-term staff accommodation solutions on their industrial property, such as Atco trailers with mobile waste water treatment facilities.

Respectfully,

A handwritten signature in black ink, appearing to read "Josie Love". The signature is written in a cursive, flowing style with a large initial "J".

Josie Love



YFN Resorts and Accommodation L.P.

Courier: Main Floor, 100 Hitacu Road, Ucluelet, BC V0R 3A0

Mail: P.O. Box 1120 Ucluelet, BC V0R 3A0

T: 250-726-3499 F: 250-726-3494

By Email

December 9th, 2019

Mayor and Council
District of Ucluelet

Dear Mayor & Council

I write with regards to the Temporary Use Permit application by YFN Resorts & Accommodation LP for The Thornton Motel which it owns.

It has come to my attention that there may be some confusion as it relates to the need for a Yuułuʔiłʔath Citizen vote on the matter, I therefore wish to clarify the situation and inform Mayor and Council of the steps taken prior to submitting the application.

The affairs of YFN Resorts & Accommodation LP are governed by two boards, one responsible for managing the facility referred to as The Operating Board and the other which oversees the asset and financing referred to as The Holdings Board. The sole shareholder of the Company is the Yuułuʔiłʔath Government.

On November 20th, prior to submitting the Temporary Use Permit application the matter was referred to the Executive Branch of The Yuułuʔiłʔath Government who in turn referred the matter to the two boards determining it is their decision to take.

On November 21st, the Operating board (Charles McCarthy, Richard Mundy, Michelle Corfield & Bob Cole) voted unanimously to proceed with the opportunity to lease the property to Pacific Seafoods subject to the approval of the TUP and referred the matter to the Holdings Board for final approval.

On November 28th, the Holdings board (Jenny Touchie, Jenna Miller, Marina Rainer, Charles McCarthy) voted unanimously to proceed with the opportunity to lease the property to Pacific Seafoods subject to the approval of the TUP.

It is the belief of the boards responsible for The Thornton Motel that leasing the building for the purposes outlined in the Temporary Use Permit is in the best interests of the business and by extension its sole shareholder.

We respectfully urge Mayor and Council to approve the temporary use permit so we may proceed with this opportunity.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Cross'.

Jonathan Cross
YFN Resorts and Accommodation LP

Cc: Holdings Board & Operating Board.

From: [Darcey Bouvier](#) on behalf of [Info Ucluelet](#)
To: [Joseph Rotenberg](#)
Cc: [Nicole Morin](#)
Subject: TUP 19-06
Date: December 10, 2019 8:36:40 AM

From: Gert Touchie [REDACTED] >
Sent: December 6, 2019 9:16 PM
To: Info Ucluelet <info@ucluelet.ca>
Subject: TUP 19-06

Vote -NO

I am unable to call or fax.
As per Thornton Lot in question for rental to UHS.

Get [Outlook for iOS](#)

From: [Joseph Rotenberg](#)
To: [Nicole Morin](#)
Subject: FW: re temporary use permit for the Thornton Motel
Date: December 10, 2019 9:33:32 AM

From: John Towgood <JTowgood@ucluelet.ca>
Sent: December 10, 2019 9:28 AM
To: Bruce Greig <bgreig@ucluelet.ca>; Joseph Rotenberg <jrotenberg@ucluelet.ca>
Subject: FW: re temporary use permit for the Thornton Motel

JOHN TOWGOOD

Planner1 | **District of Ucluelet**
jtowgood@ucluelet.ca | 250.726.4770

From: [REDACTED]
Sent: December-10-19 9:26 AM
To: John Towgood <JTowgood@ucluelet.ca>
Cc: Jonathan Cross [REDACTED]; BOB COLE [REDACTED]
Subject: re temporary use permit for the Thornton Motel

Good Morning,

First I want to say I am encouraged that the district of Ucluelet has been working with us to address our issue with the Thornton Motel. I want to introduce my self, I am Dr. Michelle Corfield am member of Ucluelet First Nation, living in Nanaimo, and director of the operating board and previous chair of legislature for 8 years. My field of expertise is in Economic Development, and I have authored 6 economic development toolkits, I am a professor for both SFU and University of Arizona teaching economic development for indigenous communities. I also co-developed the Indigenous Business and Leadership MBA at SFU. I would say I am a leader and expert in working with first nation communities on economic development and the challenges they face.

The operations board has for years tried to make the Thornton a viable business for the nation, however this is not a business that we can be successful at for a variety of reasons which I can leave for another day. I state this because this business has lost significant money over the years and we have tried to do our best to get it to point of sale. Understanding the running of this business is not in our wheelhouse at the operation stage without a lot of oversight etc. The operations board have had a third party review of our business entities and have been following the recommendations laid out before us and using personal knowledge to guide our decisions, this decision was not a rash decision this has been in the works for 4 years, of how to address our issues with the Thornton. Our entire team has voted unanimously on this and is frightening to see that a few ill-informed members are trying to politically interfere with a legally defendable decision by the proper authorities to make such decisions for the businesses.

So I ask you and your council to look at the material that we have provided and the discussions our

team has had with you in your deliberations. If you feel you have or need more information to make your decision please reach out directly to Mr. Cross

Thank-you

Dr. Michelle Corfield BA.MA
Director Operations Board