



**SPECIAL MEETING OF COUNCIL
Thursday, August 13, 2020 @ 5:30 PM
Main Hall, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

	Page
1. LATE ITEMS	
1.1. Addition to Agenda Item No. 6.3.5 "Written Submissions from Members of the Public Regarding Bylaw No. 1267, 2020 (796 Marine Drive)" <ul style="list-style-type: none">• Add the following correspondence after page 35 2020-08-11 B Schramm Wild Pacific Trail Society - 796 Marine	3
1.2. Addition to Agenda Item No. 6.4.5 "Written Submissions from members of the Public Regarding Bylaw No. 1244, 2019, Development Variance Permit DVP 19-02 & Temporary Use Permit TUP 19-01 (221 Minato Road)" <ul style="list-style-type: none">• Add the following correspondence after page 328 2020-08-11 B Schramm Wild Pacific Trail Society - 221 Minato 2020-08-12 Eeftink - 221 Minato 2020-08-12 M Fortune - 221 Minato	5 - 9

District of Ucluelet, Mayor and Council
 200 Main Street, Ucluelet, BC V0R 3A0

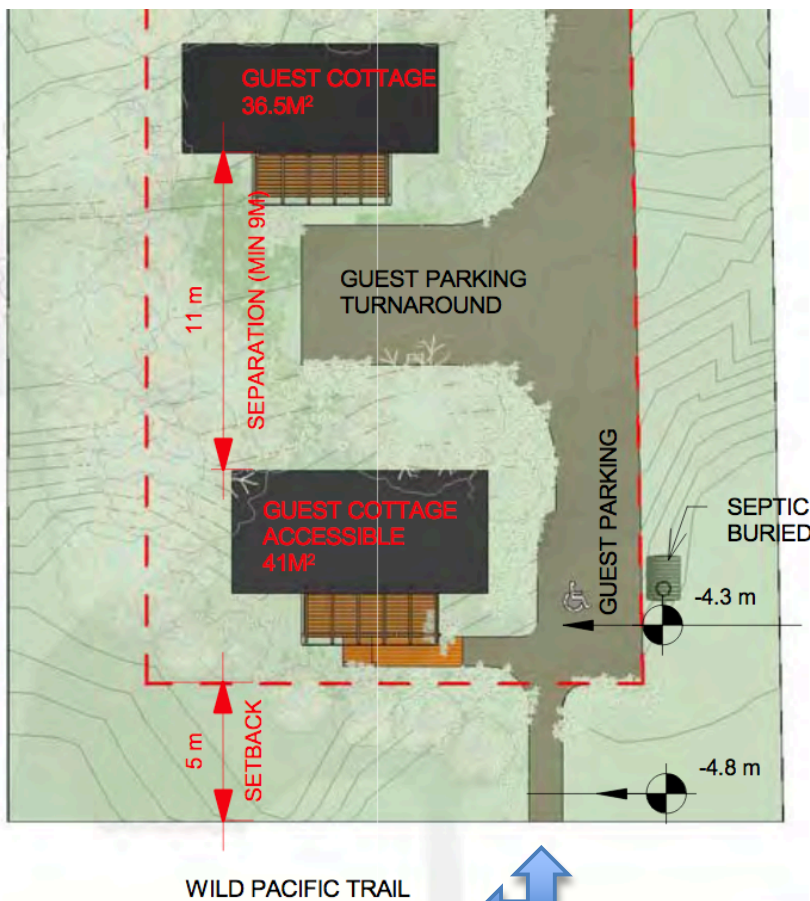


796 Marine Drive, Ucluelet - Rezoning Application Public Hearing

August 11, 2020

The Wild Pacific Trail Society would like to draw attention to the proposed path leading from the requested guest cottages at 796 Marine Drive through the buffer zone in what appears to be a permanent connection to the Wild Pacific Trail. The proposed trail on this rezoning application suggests a wheelchair friendly access point across trail park land. This access would degrade the natural wild space surrounding the trail and sets a **precedent for access from any property** sharing a boarder with the trail.

We would like to request that Council does not imply approval for, or an obligation to modify district park space surrounding the trail to accommodate private access points.



The Trail Society hopes as neighbourhoods expand we can work together to keep the WILD in the Wild Pacific Trail. The Trail can continue as a world heritage attraction and a priceless benefit to local communities if we cooperate together to preserve what Nature has evolved on this special coastline.

Neighbourhoods should of course share public access points to the trail with appropriate maps for orientation at planned locations, the Trail is a primary focus for all of us!

We appreciate what looks like tree protection and small building footprints on this proposal, bravo.

Respectfully, Barbara Schramm
 Wild Pacific Trail Society President

WPTS Mission: To promote and protect a spectacular coastal trail network, where the temperate rainforest meets the ocean, that is accessible to everyone and showcases the natural and cultural treasures of the Ucluth Peninsula.

District of Ucluelet, Mayor and Council
200 Main Street, Ucluelet, BC V0R 3A0



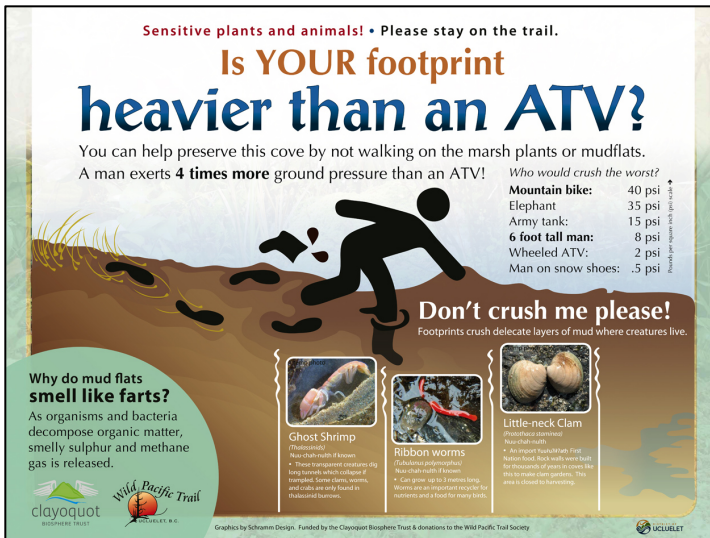
August 11, 2020

221 Minato, Ucluelet - Rezoning Application Public Hearing

The Wild Pacific Trail Society appreciates our partnership with private land owners, District staff and Council in continuing to improve our priceless trail network. We are pleased to see the protective parkland in this application so a trail or boardwalk route can be created that works to maintain the natural landscape while restricting direct access to the open marsh.

If this application is approved, it is our recommendation that links to Ancient Cedars Trail or paths to the marsh should not be made until an official, continuous trail with barriers (and view decks with railings) can discourage wandering into the marsh. **No dead-end or temporary paths** should be created which would encourage damage to the wetland. This marine nursery and wildlife haven deserves space to thrive.

The Trail Society is also interested in creating educational interpretive signs for Olson Bay properties **before** and after development opens public access to this unique salt marsh.



Olson Bay could host a short interpretive trail similar to our Spring Cove project. This salt marsh is very vulnerable to human impacts so the goal is to inspire people through creative **education** so they do not leave footprints that can take years to heal (due to slow sedimentation and tidal flow). When people learn, they will want to protect what they see.

The timing for trail construction should be synchronized for when development in the area would open the coastline to public access. Until then the marsh should remain out of reach.

Thank you, together we can insure a spectacular and responsible trail network for generations to come!

Respectfully, Barbara Schramm
Wild Pacific Trail Society President

WPTS Motto: Inspiring through Nature.

• Wild Pacific Trail Society Box 572, Ucluelet, BC, V0R 3A0 • info@wildpacifictrail.com • www.wildpacifictrail.com

From: [REDACTED]@gmail.com
To: [Community Input Mailbox](#)
Subject: Proposed Zoning amendment 221 Minato Road
Date: August 12, 2020 11:45:28 AM

To: District of Ucluelet, Mayor, Council and Staff:

We support changing the zoning designation of 221 Minato Road to Campground, Guest House, Public Institutional. It is our opinion that this zoning would be an acceptable use in this location.

We agree with and support the recommendations in the staff report to council that:

- *That temporary use be permitted for seasonal employee accommodation of up to 10 camping spaces. (A trial basis).
- *The setback of the side yard to be 7.5m
- *The 30 Meters of shoreline have Park Land Designation.
- *The previously damaged riparian and marine shoreline areas of the property be repaired before any further development be permitted.
- *The principle building maximum allowable height be 8.5m.

We would like to add, that in our opinion:

- *This development should provide for the Wild Pacific Trail, with protected sightlines, that makes its way through the area. Left in its natural state this shoreline area will add to the value and natural beauty of the proposed development.
- *We envision that the campground, guest house and facilities could be a model tourism business. It could be an asset to Ucluelet if it is lower density than currently proposed, providing ample protected green space and protection of the significant natural features.

In the campground parcel please consider the following:

- *10 Long Term RV Spaces (temporary permit to be reviewed)
- *52 Short Term RV spaces
- *14 tent spaces
- *No tent spaces within the Peninsula Road 30m green space covenanted area.
- *We would hope that a dock or a marina (even small scale) be disallowed from the mud flat shoreline in Olsen Bay.
- *Consequence of non compliance of the guidelines set in the recommendations by the District of Ucluelet and consultants needs to be outlined.

Thank you for your consideration and all the best to you,

Ted and Tracy Eeftink
[REDACTED] Helen Road
Ucluelet, BC
VOR 3A0

Sent from [Mail](#) for Windows 10

Dear Mayor & Council

RE: Input regarding the Zoning application to 221 Minato Road – Public Hearing Thursday, August 13

My concerns with the proposed development relate primarily to the infrastructure to support the proposed density of the build out. An engineered site design needs to be submitted prior to final approval as the current conceptual plan falls short in many places.

Temporary use permit TUP 19-01

- The layout and detail of this plan is insufficient. The detail for access road and turn around is currently not able to support our fire apparatus. This detail needs to be addressed prior to the permit moving forward.

Minato Road access to Peninsula

- The intersection sight lines are poor to the West
- A left turn lane will be required due to the proposed density of the campground
- A deceleration lane will have to be incorporated on the shoulder onto Minato
- Pedestrian crossing area should be moved location with better sight lines

Minato Road

- The road will need to be built to a full municipal standard with side walks or trail network on both sides.
- The current plan has insufficient parking for Wild Pacific Trail users, there should be a dedicated parking lot, street parking should be kept to a minimum.
- The parking that is shown on the artist rendering cannot be installed as depicted and is totally inadequate at the turn around.
- The turn around at the end of Minato will require a larger radius to accommodate fire apparatus. The center should not be planted but remain a load bearing surface of sorts.
- Sewer lift station, there is no indication of a sewer lift station to support the high density proposed. This station takes space that has not been accounted for in the proposed plan.

Wild Pacific Trail amenities

- I believe that the future popularity of this area is being underestimated in regard to insufficient trail parking.
- Further development of parking amenities will have to come at the expense of the Guest House lot as depicted.
- A parking area could be incorporated into the look out platform area proposed at the end of Minato. This should occur on lands that have already been damaged.

Respectively submitted

Mark Fortune

■ Minato Road

Ucluelet BC