



**REGULAR MEETING OF COUNCIL  
Wednesday, April 14, 2021 @ 3:30 PM  
George Fraser Room, Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**LATE AGENDA 2**

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1. LATE ITEMS	
1.1. Add the following as appendix C to Report Item 13.2. "Request to Open Florencia Drive and Re-Commissioning Municipal Services to Signature Circle; Onni Group" after page 183 of the agenda: <a href="#">R - MOTI Letter Re Florencia Drive</a>	3 - 5
1.2. Add the following letter as Correspondence Item 10.1. after page 74 of the agenda: <a href="#">2021-04-12 WPT - Signature Circle</a>	7 - 8





## STAFF REPORT TO COUNCIL

Council Meeting: APRIL 14, 2021  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

**FILE NO:** 5330-20\_ONNI

**SUBJECT: LATE ITEM RE: Agenda Item 13.2 Request to Open Florencia Drive**    **REPORT NO:** 21-49

**ATTACHMENTS:** APPENDIX A – LETTER FROM MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
RECEIVED APRIL 12, 2021

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**FOR INFORMATION:**

For Council's Information, the attached letter was received from the Ministry of Transportation and Infrastructure (**MoTI**) late on April 12, 2021.

MoTI considers that intersection improvements are necessary where Florencia Drive meets the Peninsula Highway, before the municipal road is opened to traffic.

The letter notes MoTI standards which would apply. Alternatively, a Traffic Impact Assessment may be the next step for the property owner. Both the District and the Ministry staff are quite willing to work with the property owners to develop terms of reference for such a study.

**Respectfully submitted:**     Bruce Greig, Manager of Community Planning



Bruce Greig  
 District of Ucluelet  
 200 Main Street  
 Ucluelet, BC  
 V0R 3A0

Dear Mr. Greig:

**Re:** Covenant FB148264 (Former Wyndansea Development)

Thank you for meeting with us on April 12, 2021, regarding Covenant FB148264, registered on the properties formerly known as the Wyndansea Development.

With regards to the covenant registered on title, the Ministry of Transportation and Infrastructure (MOTI) holds the right to require intersection improvements at Peninsula Road prior to access to the Subject Lands being granted.

At this time, MOTI will require the following improvements prior to considering the terms of this covenant fulfilled:

- Construction of a left turn bay northbound on Peninsula Road
- Construction of a right turn deceleration lane southbound on Peninsula Road
- Intersection illumination that meets the illumination standards for critical intersections
- Suitable movement of the multi use path to conform with safety standards and setbacks from the new road improvements
- Construction of drainage appliances to suitably drain existing ditches

Standards for geometric improvements (left turn lane, right turn lane, pathway separation) can be found in MOTI's BC Supplement to TAC Geometric Guide. Standards for illumination and electrical design can be found in MOTI's Electrical and Traffic Engineering Manual.

Should the owner of the Subject Lands wish to reduce the scope of these improvements, a Traffic Impact Assessment may be completed for full build-out of the subject lands, producing a plan for intersection improvements commensurate with the vehicle loading expected to be generated by development. MOTI will work with the District of Ucluelet and the land owner to develop a Terms of Reference for this Traffic Impact Assessment to ensure all parties are satisfied.

Thank you again for discussing this matter with us.

Sincerely,



Susan Randle, P.Eng.  
District Engineer  
Vancouver Island District

Copy to: Michael Pearson, P.Eng.  
District Manager, Transportation

Nikki Schneider  
Provincial Approving Officer

Stefan Yancey  
Operations Manager

Jamie Hopkins  
District Services Officer



Mayor and Council  
District of Ucluelet  
April 12, 2021



The Wild Pacific Trail Society has focused on establishing public access at Wyndansea for decades. Signature Circle subdivision was granted with agreements for coastal public access through the entire property as a public amenity. Trail access has not been established. We request that years of District and Trail Society work to achieve signed agreements will be honoured by Onni. The community was asked to trust developers to deliver amenities when subdivision was approved. Now Onni Group needs the district to move forward with no trails in place? If not now, when?

The WPTS respectfully requests open trail routes matching Ucluelet's 2021 OCP map.

The OCP map for this area echoes Onni Group's 2019 open house plan below:



*Above is a board from Onni's Group's public open house promising trail routes.*

Launching public sales with a large 8 x 10 foot billboard will generate great interest, but the curious public will get lost following unmarked old trails and roads intended for future public use. Opening an officially marked trail route will enhance sales at Signature Circle and public safety. The Trail Society would be delighted to work with all interested parties, to build a win-win for all.

*The WPTS stands by the letter below written to the Onni Group in 2019 offering to assist:*

Add the following letter as Correspondence Item 10.1. after page 74 of t...

Attention: Jason Newton

Sent: January 2019

Re: Trail Route Considerations in Advance of Ucluelet Development

We wish to open a friendly dialogue with you in response to the public open house you held last June in Ucluelet. We are happy to see your proposed dedication of natural green space and several trail routes illustrated on your plans. It is the goal of our society to expand trails to protect a spectacular coastal corridor to the Pacific Rim National Park Reserve; you can play a big part in making this dream a reality.

As you continue to plan for the development of your property, we would like you to consider giving permission to the municipality and the Wild Pacific Trail Society to route the ocean side trail in advance of development.

Trail access would establish a green space corridor and control the route people are allowed to follow. The District is prepared to cover liability, maintenance and orientation for users on existing trail sections crossing private lands before development. The Wild Pacific Trail Society has an efficient record of facilitating trail projects for this type of agreement with a private property owner.

**For Onni, the benefits of opening a trail route ahead of development are many:**

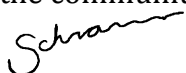
- builds a constituency of support among trail users and reinforces the reputation of Onni as a forward-thinking, green and community-minded development organization;
- makes it possible to experience the long-term amenity value of trails and open space in this location, which will enhance the **value of the land**; and,
- builds demand for **future sales**: visitors who experience the vistas along the trail and understand the connectivity of the Onni lands will become future customers. Marketing an existing asset is easier than a promised amenity.

For the public, this would be an opportunity to improve the trail experience by the following:

- ensure appropriate facilities, such as safe parking locations and facilities for waste collection at trailheads;
- provide signage so that trail walkers can follow clear loops on identified lands with appropriate public access, rather than the current situation of unclear trespass. As development begins it will benefit everyone to have a clear expectation of where the public can and can not access this area.

The Wild Pacific Trail Society is excited to collaborate in the creation of trails through intact green corridors as recently shown on Onni Group's land use plans presented at the public open house last June. This is a visionary plan! We would like to work with Onni Group and the District to ensure your property leads the way in working with the natural treasures that the Wild Pacific offers.

The WPTS urges Council to request official continuous trail access through Wyndansea before opening road access or sales billboards. When the tree farm license for this area was released, the community packed the REC hall to ensure protections. The time is now to do so.



Sincerely, Barbara Schramm  
President, Wild Pacific Trail Society