



PUBLIC HEARING
Thursday, May 13, 2021 @ 5:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

AGENDA PART 3

This Public Hearing is being held electronically, without in-person public attendance, under Ministerial Order M192 and due to the COVID-19 Pandemic and the Public Health Order related to Events and Gatherings. The public can participate in this Public Hearing by phone, through Zoom online, or by email.

By Phone: dial 1 778 907 2071. When prompted, enter Webinar ID 845 0137 4834 and hit the # sign. No participation ID is required.

- To speak, press *9. When its your turn, staff will unmute your mic, and Zoom will indicate that you have been unmuted. You may need to unmute your mic as well.

By Zoom: enter <https://us02web.zoom.us/j/84501374834> into your browser and follow the prompts. Please update your Zoom name to your first and last name.

- To speak, click the “Raise Your Hand Icon”. When its your turn, staff will unmute your mic and Zoom will indicate that you have been unmuted. You may need to unmute your mic as well.

By Email: send your comments to communityinput@ucluelet.ca before the public hearing is closed. Comments received after the Public Hearing closes, will not be forwarded to Council. Emails will be read by staff during the public input sections.

Page

1. CALL TO ORDER
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council would like to acknowledge the Yuułu?if?ath First Nation, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube.

4. LATE ITEMS
5. STATEMENT OF THE CHAIR
 - 5.1. Review of the Public Hearing Procedures
6. PUBLIC HEARING - DISTRICT OF UCLUELET OFFICIAL COMMUNITY PLAN BYLAW NO. 1236, 2020

- 6.1. Proposed Bylaw
 1. Public Notice Summary

3 - 24

2. Related Documents (Bylaw, Staff Reports & Council Meeting Minute Excerpts)
 - a. For the Public Hearing Notice and Official Community Plan Bylaw No. 1236, 2020, see Item 6.1. of the [2021 05 13 Public Hearing Agenda Part 1.](#)
 - b. For Staff Reports see Item 6.2. of the [2021 05 13 Public Hearing Agenda Part 2.](#)

[2017-05-09 Regular Minutes Excerpts](#)

[2017-12-12 Regular Minutes Excerpts](#)

[2018-04-24 Regular Minutes Excerpts](#)

[2018-06-26 Regular Minutes Excerpts](#)

[2018-08-21 Regular Minutes Excerpts](#)

[2018-09-18 Regular Minutes Excerpts](#)

[2020-08-18 Regular Minutes Excerpts](#)

[2021-01-12 Regular Minutes Excerpts](#)

[2021-02-23 Regular Minutes Excerpts](#)

6.2. Written Submissions Received During the Notice Period

25 - 51

[2021-03-04 Canadian Fishing Co](#)

[2021-03-29 Larsen](#)

[2021-04-02 Larsen](#)

[2021-04-07 Clarke](#)

[2021-04-12 Clarke](#)

[2021-04-27 Smith](#)

[2021-04-28 Westland Insurance](#)

[2021-05-01 Grinnell](#)

[2021-05-04 Turner and Pertrowitz](#)

[2021-05-05 Skoda](#)

[2021-05-05 Toquaht Nation Referral](#)

[2021-05-06 Corlazzoli](#)

6.3. Public Input

7. ADJOURNMENT



DISTRICT OF UCLUELET

Excerpts from the May 9, 2017 Regular Meeting Minutes

8. PUBLIC INPUT, DELEGATIONS & PETITIONS

8.1 Public Input

B. Beasley is apart of Alliance Holdings Limited, which is a company that has affordable housing on their property. Beasley stated they are really excited about the Official Community Plan (OCP) review. Beasley feels that our small community really fits well within the OCP, in terms of the objectives and vision. They are really interested in seeing some amendments to zoning that would allow them to continue as residential into the future. Beasley stated they are really excited and would like to urge Council to move forward with that and noted it is their wish to be a part of the process as it moves forward.

Mayor St. Jacques advised that Pam Shaw, from Vancouver Island University is ill today, and will not be with us tonight. Therefore, we will be tabling the OCP review at this point.

12. REPORTS

12.2 Update on the Official Community Planning Process *John Towgood, Planner 1*

It was moved by Councillor Oliwa and seconded by Councillor McEwen
THAT Council table report item, 12.2 "Update on the Official Community Planning Process".

CARRIED.



DISTRICT OF UCLUELET

Excerpts from the December 12, 2017 Regular Meeting Minutes

11. REPORTS

11.4 Ucluelet OCP Bylaw Report – Project Update ***Bruce Greig Manager of Community Planning***

It was moved by Councillor Noel and seconded by Councillor Mole

THAT Council receive report item, "Ucluelet OCP Bylaw Review - Project Update" for discussion.

It was moved by Councillor Noel and seconded by Councillor Mole

THAT Council approve recommendation 1, 2, 3 & 4 of report item, "Ucluelet OCP Bylaw Review - Project Update" which states:

THAT Council, with respect to the ongoing project to review and update the Official Community Plan bylaw:

1. *give early notice to the following agencies of the District's intent to update the Ucluelet Official Community Plan bylaw, and invite their participation and input:*
 - *Yuułu?ił?ath Legislature –Ucluelet First Nation;*
 - *'tukwaa?ath Council -Toquaht Nation;*
 - *Alberni Clayoquot Regional District;*
 - *District of Tofino; SchoolDistrict 70; Island Health;*
 - *Ministry of Transportation and Infrastructure;*
 - *Pacific Rim National Park Reserve;*
 - *Clayoquot Biosphere Trust;*
 - *Westcoast Community Resources Society;*
 - *Alberni Clayoquot Health Network;*
 - *Wild Pacific Trail Society;*
 - *Tourism Ucluelet; and*
 - *Ucluelet Chamber of Commerce*

2. *reach out to the leadership of the Yuułu?ił?ath and 'tukwaa?ath First Nations to:*
 - a. *invite Yuułu?ił?ath and 'tukwaa?ath First Nations' participation in the update of the Ucluelet municipal Official Community Plan;*
 - b. *ask how the Yuułu?ił?ath and 'tukwaa?ath would like to be consulted on this project;*
 - c. *inquire whether the Yuułu?ił?ath and 'tukwaa?ath First Nations are interested In co- authoring a new section of the municipal OCP to*

overview the relationship between the Ucluelet municipal government, the broader community, First Nations people and traditional lands; and,
d. invite discussion with the Yuułu?i?ath First Nation Legislature and Staff, and the 'tukwaa?ath Council and Staff on areas of mutual interest and support;

- 3. endorse the work plan as outlined in the staff report; and,*
- 4. authorize Staff to enter into a sole-source consulting agreement with Vancouver Island University for the scope of research, consultation and analysis as detailed in Appendix 'A' to the Staff report, for an honorarium fee not to exceed \$15,000.*

CARRIED.



DISTRICT OF UCLUELET

Excerpts from the April 24, 2018 Regular Meeting Minutes

12. REPORTS

12.1 Ucluelet OCP Bylaw Review – Project Update *Bruce Greig, Manager of Community Planning*

**It was moved by Councillor McEwen and seconded by
Councillor Mole**

*THAT Council approve recommendation 1 from report item, “Ucluelet
OCP Bylaw Review – Project Update” which states:*

- 1. THAT Council receive the District of Ucluelet Official Community
Plan March 2018 Summary of Consultations Report for
information.*

CARRIED.



DISTRICT OF UCLUELET

Excerpts from the June 26, 2018 Regular Meeting Minutes

12. REPORTS

12.6 Ucluelet OCP – Housing Action Plan ***Bruce Greig, Manager of Community Planning***

- Bruce Greig, Manager of Community Planning, responded to Council's concern with using census numbers.
- Staff do look at census numbers and are aware of the limitation – census numbers do not capture non-permanent residents and visitors.
- Mr. Greig clarified that there are no existing buildings on lands zoned VR-2.

It was moved by Councillor Noel and seconded by Councillor McEwen

THAT Council approve recommendation 1 & 2 of report item, "Ucluelet OCP – Housing Action Plan" which states:

- 1. THAT Council provide feedback on the actions listed in the draft 2018 Housing Action Plan; and*
- 2. THAT the District proceed with commissioning a Community Housing Needs Assessment to analyze the current and emerging housing needs, identify gaps in the spectrum of existing and planned housing supply, and assist in identifying housing priorities in Ucluelet.*

CARRIED.



DISTRICT OF UCLUELET

Excerpts from the August 21, 2018 Special Meeting Minutes

12. REPORTS

12.1 OCP Update

Bruce Greig, Manager of Community Planning

**It was moved by Councillor Noel and seconded by
Councillor McEwen**

THAT Council approve recommendation 1 from report item, "OCP Update" which states:

- 1. THAT Council direct staff to prioritize completion of the OCP draft and schedule extra meetings in September for consideration of an OCP adoption bylaw.*

CARRIED.



DISTRICT OF UCLUELET

Excerpts from the September 18, 2018 Special Meeting Minutes

7. PUBLIC INPUT

7.1 Public Input

K. Congdon - finding it is not a zoning map, it is a land use map. But some of the single-family dwellings who have been there for the last 30 years, does not seem to be shown as commercial. It should be noted that people have built on that land, have businesses on that land and expanded their homes and while it is tourist commercial now, it is designated as single family dwellings and this is unfair. It should be reflected as tourist commercial and this should be changed.

J. Shriver - asked about the process, and how Mayor and Council would be able to process all the comments if they are going to move forward tonight. Mayor St. Jacques advised the Bylaw has to have three readings, before it can be adopted. The options tonight would be giving the Bylaw first reading, or giving it first and second reading; after second reading it would go to a Public Hearing where there would be another meeting with more information gathered. Staff will also be compiling all the comments from tonight and submitting them in a report back to Council. This is only the beginning of moving it forward tonight.

C. Johnson - commented on tourist commercial zoning - noted that if new resorts and upgrades on existing resorts are taking place within the community, then perhaps it would be good to consider that employee housing must be required.

M. Morrison - questioned what are the plans for the existing water/sewer system to be expanded with all the new development and growth of our town. Staff noted in the OCP there is a section on water/sewer serving, and there are policies around development as it's occurring to fully account for cost, not just installing new services but what is the long term operations maintenance cost of that long range financial planning approach to it, and that is what is recommended in the plan. The District has a water master plan, sewer master plan, so when new development comes in we revisit that and see if that matches with what we had anticipated would happen. The new Asset Management Program that the District is in the process of implementing over the past year by tracking all the District's assets in a software system to help with forecasting so we are ready for when new developments are being discussed. Furthermore, the District has

Development Cost Charges in place, that as new development comes in to ensure they pay a share of the cost to expand that new system.

J. Shriver - asked if there were any considerations for water conservation that would mitigate some of the need for more water as the population increases. Warren noted there are plans on top of this plan; there is the water master plan that was completed in 2017, we also have a water conservation plan that was completed in 2014. Those plans get incorporated when new development comes in. Staff will look at the potential impact of the development, do a review of the infrastructure. Furthermore, there are water conservation and water servicing policies within the document in different sections of the OCP.

J. Anderson - commented on how impressed he was with the plans and the forward thinking for a town this size, and to see a 5, 10 and 30 year plan is very impressive.

B. Schramm - noted the plan seems extremely visionary, especially for protection of green spaces which is really great. We should make it a high priority. Especially for future development, it would be good to see that followed through, like with the protection of the Wild Pacific Trail.

8. LEGISLATION

8.1 REPORT - 2018 OCP Report

Bruce Greig, Manager of Community Planning

- Provided an overview of the report and the draft OCP.
- The Staff report outlines some of the steps that led up to this draft and highlights the level of community engagement since 2016.
- Results from VIU study and the feed back from the open house were also used to help create this draft. Also looked at current legislation and best practices from other municipalities.
- Tried to take a long range view in the OCP, looking towards 2050.
- The draft is reflective of what the community wants to see.
- As the report outlines, there is a new structure to the document which is organized around place, people and systems.
- The writing of the document also introduces and is inclusive of First Nations perspectives.
- There are expanded policies on affordable housing.
- Updated section on economic development; took the recommendations from the 2017 strategy.
- Updated policies related to climate change; energy use, and sea level rise to show new targets.
- Another major change is clarification of Development Permit Areas.
- Updated section on implementation on follow-up work and enforcements (only applies to DPA).
- Showed Map of long-term land use plan.

- Showed Map of transportation network – significance of this maps shows what is the expectation for a parallel route to Peninsula Road would look like should it go along Marine Drive.
- Showed Map Schedule C – Parks and Trails Land – this is new. It is good to have it clear what is expected as the town develops.
- Showed Map – Major Infrastructure for water and sewer – shows future major lines.
- Development Permit Areas for environmental protection – shows streams and water courses; there is a ban along the entire shoreline, 30m above and below the natural boundary, and pink areas highlight areas with mature trees. DPA guidelines address the issue of having a review done to look at the site and decide if there is a sensitive ecosystem there. There are a series of exemptions of houses developed years ago, that reflect maintenance, reconstruction, and expansion.
- Map DPA for form and character for Village Square, Peninsula Road, and Industrial. All lands within the district are designated as a DPA for form and character of multi-family, commercial or mixed use, regardless of the area it will trigger a DP.
- Map DPA for hazardous conditions: the red areas are based on slopes over 30 degrees and yellow are areas that may be subject to flooding due to sea level rise, storm surge, and tsunami events. These areas show when an engineer would have to be involved. The requirement for an engineer is not new. Currently under the Building Code and Community Charter a building inspector can require that an engineer be used to ensure safety for development subject to hazardous conditions. The methodology we have used is the same as used by the ACRD and Bamfield. There is further work that can be done to refine it, but this is the best information we have available at this time. Tofino is doing a detailed study which is completed on a site-by-site basis.
- Other further work suggested in report: a housing needs assessment will add a layer of detail to what are the specific gaps in the spectrum of housing; and a land use demand study would provide a better understanding of the mix of long-term uses to inform land use and infrastructure decisions.
- In terms of process, the adoption of the OCP does not commit Council or the municipality to complete any of the tasks and projects that are shown in the document. Those future decisions remain at the discretion of the elected Council. The follow up actions and projects come forward during strategic planning to set priorities in the budget and during OCP.
- There are a couple of things that would have some impact, and would suggest amending them now as this document is still in the draft stage:
 - I would draw attention to page 109; there is a reference to the designation of the DPA for natural hazard areas. Generally as show on Schedule 'E', however it should read 'Schedule 'G'.

- There is a policy on page 38, that refers to policy 3.68, however there is a blank space that is the missing the reference to the Village Square that should be there.
- In the land use plan around the Village Square on Peninsula Road, this red area both down by the water and along Helen Road, should be purple, however right now because of a mapping error, they are shown as neighbourhood commercial when they should be part of the Village Square designation.
- On Cedar Grove, Lot 45, a Weyerhaeuser lot was rezoned to a park, however that is not reflected and the residents want to ensure that it goes back to an R1.
- Council asked why the Amphitrite Land were not designated institutional. Staff responded that the parks designation anticipates there will be uses that are institutional in nature within areas that are designated as parks.

2017-002

It was moved by Councillor McEwen and seconded by Councillor Mole

THAT Council receive legislation item, "2018 OCP Report" for information.

CARRIED.

2017-003

It was moved by Councillor Mole and seconded by Mayor Noël

THAT Council approve recommendations 1, 2, 3 and 4 of legislation item, "Ucluelet Official Community Plan Bylaw" which states:

1. *introduce and give first reading to Ucluelet Official Community Plan Bylaw. No. 1236, 2018.*
2. *refer the Official Community Plan to the public and the following agencies for a period of 30 days to invite their input.*
3. *refer the OCP bylaw to the municipal solicitors for legal review; and,*
4. *direct staff to report back at a future Regular Council Meeting on the input received from the public and the above agencies, and recommend any adjustments to the draft prior to Council considering second reading of Bylaw No. 1236, as amended.*

CARRIED.

8.2 BYLAW - District of Ucluelet Official Community Plan Bylaw No. 1236, 2018

2017-004

It was moved by Councillor Oliwa and seconded by Mayor Noël

THAT Council amend the District of Ucluelet Official Community Plan Bylaw No. 1236, 2018 as follows:

1. *Page 109, change the schedule from 'E' to 'G'.*
2. *Page 48, add the words "Village Square".*
3. *Amend the Village Square designation on the Land Use Map.*
4. *Lot 45 on Cedar Grove, change to park designation.*

CARRIED.

2017-005

It was moved by Mayor Noël and seconded by Councillor Mole

*THAT Council give First reading to District of Ucluelet Official Community Plan
Bylaw No. 1236, 2018 as amended.*

CARRIED.



DISTRICT OF UCLUELET

Excerpts from the August 18, 2020 Regular Meeting Minutes

13.1 Ucluelet OCP - Indigenous Relations and Policy ***Bruce Greig, Manager of Community Planning***

Mr. Greig presented this report. It presents policies that Staff plan to include in the upcoming draft OCP related to Indigenous relations. The policies fall under the general categories of education and communications, operations, and housing.

Councillor Cole left the meeting 5:24 PM due to technical difficulties and returned to the meeting at 5:27 PM.

Council discussed of the policies and noted that there are no desired changes to the proposed policies at this time.

2020.160.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**
THAT Council approve recommendation 1 and 2 of the report item "Ucluelet OCP - Indigenous Relations and Policy" which state:

THAT Council, with regard to the 2020 Official Community Plan (OCP) bylaw update:

- 1. receive this report for information; and,*
- 2. provide direction to staff on any desired changes to the attached excerpts of the draft OCP regarding municipal policy, communications and relations with Indigenous communities and people, to guide refinement of the draft before the whole OCP bylaw is brought back for consideration at a future meeting of Council.*

CARRIED.



DISTRICT OF UCLUELET

Excerpts from January 12, 2021 Regular Meeting Minutes

14. LEGISLATION

14.1 Ucluelet Draft OCP

Bruce Greig, Manager of Community Planning

Mr. Greig presented draft 6.1 of Official Community Plan 2020. He provided an overview of what led to changes shown in the draft, including input received from the public and several agencies. Additions are in red, and deletions are shown.

Mr. Greig noted this is an opportunity for Council to discuss this draft of the OCP and provide Staff with direction. The OCP will be brought back for second reading as amended at a later meeting.

Mr. Greig highlighted the following policies addressed in this draft of the OCP:

- Housing Actions;
- Relationship with Indigenous Communities;
- Climate Change Adaptation and Mitigation Plans;
- Flood mapping related to storm and tsunami events which informs the land use plan and maps 4, 5, and 6; and,
- Regional Context.

Council noted the OCP does not list current parks and how they will grow with the community; outdoor amenities such as the BMX park and skatepark; or the Ucluelet Health Centre.

Mr. Greig noted that the OCP references the Parks Master Plan which addresses parks and playgrounds. He also pointed out that the OCP mapping identifies current and future potential park locations.

Council discussed the Regional Context section of the OCP. They noted the Land Use Demand Study is underway and that the ACRD strategic planning may inform the Regional Context section. Council also acknowledged that the OCP is a living document that can be amended as the community evolves.

Council noted that map number 3, "Archeological Potential," is under construction.

Mr. Greig walked Council through the following OCP schedules and maps and explained how they relate, the thinking behind them, and their role in long-term planning:

- Schedule A - Long-Rand Land Use Plan;
- Schedule C - Parks & Trails Network;
- Map 4 - Coastal Storm - Flood Construction Levels;
- Map 5 - Tsunami Flood Vulnerability; and,
- Map 6 - Tsunami Flood Planning.

Council discussed how mountain biking could be integrated into the District's trail network. Mr. Greig outlined some potential bike-able pathways in the community.

2021.2030.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Hoar**

THAT Council, with regard to the 2020 Official Community Plan (OCP) bylaw update:

- 1. receive this report for information;*
- 2. discuss the draft plan and its policy contents; and,*
- 3. provide feedback to staff on any desired changes to the draft before the bylaw is brought back for consideration of second reading as amended at a future meeting of Council.*

CARRIED.



DISTRICT OF UCLUELET

Excerpts from February 23, 2021 Regular Meeting Minutes

13. LEGISLATION

13.1 Ucluelet Official Community Plan Bylaw *Bruce Greig, Manager of Community Planning*

Councillor Hoar rejoined the meeting at 4:25 PM after the previous item was addressed.

Mr. Greig presented this report. He noted the late agenda item is the last page of the OCP.

Mr. Greig explained the purpose of an OCP in general, provided a brief overview of this OCP, and reviewed its guiding principles.

Mr. Greig specifically highlighted the notes added on page 14 of the OCP, which address the implications of COVID-19, addressed maps 1 through 8, and schedules A through G. He outlined the past and future public engagement processes and explained the recommended resolutions and next steps. Finally, he noted that two landowners with significant landholdings in Ucluelet have requested that Council delay considering the OCP and the land use plan.

In response to a Council questions regarding the extent of the impact of the OCP on planned development, Mr. Greig noted that the OCP does not preclude development on any site. He noted Francis Island is shown as a future park and open space because it is an environmentally and culturally sensitive area and an OCP policy speaks of this as a potential area for park acquisition or density transfer. He noted that the proposed OCP has clearer guidelines related to protecting features, such as environmental features.

Council noted the importance of receiving public feedback regarding the OCP.

Mr. Greig explained that mapping related to sidewalks in the OCP identifies gaps in the sidewalk and trail network.

2021.2065.REGULAR **It was moved by Councillor Hoar and seconded by Councillor McEwen**

THAT Council, with regard to the Official Community Plan (OCP) bylaw update:

1. consider District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, in conjunction with the District of Ucluelet Financial Plan;
2. consider District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, in conjunction with the municipal Waste Management Plans;
3. give second reading to District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, as amended;
4. refer the OCP Bylaw to the following agencies for a period of 60 days to invite their formal comment:
 - Ucluelet First Nation;
 - Toquaht Nation;
 - Alberni Clayoquot Regional District;
 - District of Tofino;
 - School District 70;
 - Island Health;
 - Ministry of Transportation and Infrastructure;
 - Pacific Rim National Park Reserve;
 - Clayoquot Biosphere Trust;
 - Westcoast Community Resources Society;
 - Alberni Clayoquot Health Network;
 - Wild Pacific Trail Society;
 - Tourism Ucluelet;
 - Ucluelet Chamber of Commerce; and,
5. refer District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, to a public hearing.

CARRIED.



CANADIAN FISHING COMPANY

A DIVISION OF JIM PATTISON ENTERPRISES LTD.

HEAD OFFICE: 301 Waterfront Road E, VANCOUVER, B.C. CANADA V6A 0B3
TEL: (604) 681-0211 • FAX: (604) 681-3277 • www.canfisco.com

March 4, 2021

Via E-mail

Bruce Greig
Manager of Community Planning
District of Ucluelet
200 Main Street
Ucluelet, BC V0R 3A0
bgreig@ucluelet.ca

RE: Extension of Safe Harbour Trail at 983 Peninsula Road

We respectfully request that the District of Ucluelet reconsiders the extension of the Safe Harbour Trail around Canadian Fishing Company's property at 983 Peninsula Road.

Canadian Fishing Company (Canfisco) has been a leader in BC's fishing industry for over 110 years and has had a foreshore water lease with the Ministry of Forests, Lands, and Natural Resources since 1984, which grants us use of the land for wharfs, floats, and a fish buying station. This property also has an active Fish Receiver licence for 2021.

We understand that Ucluelet is known for its trails and we all enjoy the Wild Pacific Trail which is minutes away from our doorstep. As shown in the Official Community Plan, the "Future Safe Harbour Trail" is proposed to go around the perimeter of our property. This is a very unsafe place to create a trail as we are an active fish buying station with unloading, moorage, and repair work done to our building on the water. Even with proper signage, we still have people walking onto our property, climbing over our fence, and walking through our plant to the floats to gain access to the water. These floats can be slippery and access to them can be dangerous. If the trail extended to where this building was visible, then we would have much more frequent trespassers. With unloading and vessel moorage in this area, there is also a concern for contamination of our product if the public can easily access this area. Canfisco has recently invested in renovations to the fish plant to maintain the property's structural integrity and to meet all safety requirements. With minor repairs done throughout the year due to high winds, we are sometimes in a state of mid-repair, which is very dangerous unless the proper gear is worn, and safety standards are followed. Our recommendation is to have the Safe Harbour Trail extended along Peninsula Road to provide a safe path for pedestrians and to allow Canfisco to continue business uninterrupted.

Please take our situation into consideration prior to finalizing your decision. Should you be interested in discussing further options, you may reach me at (604) 443-0281.

Regards,
CANADIAN FISHING COMPANY,
A Division of Jim Pattison Enterprises Ltd.

Jordan Riley
Manager, Assets and Insurance

From: [Erik Larsen](#)
To: [Community Input Mailbox](#)
Subject: FW: official community plan
Date: March 29, 2021 11:31:01 AM

Sent from [Mail](#) for Windows 10

From: [Erik Larsen](#)
Sent: March 26, 2021 5:05 PM
To: mnoel@ucluelet.ca
Cc: jhoar@ucluelet.ca; lkemps@ucluelet.ca; mmcewen@ucluelet.ca; rcole@ucluelet.ca
Subject: official community plan

My name is Erik Larsen, my wife and I live at 332 Maine drive (for the Past 41 years) council built a trail in front my house, which I objected to, I did not win that argument, however your new "Official community plan" shows that you plan to build a trail next to our house, as you will have to expropriate our house and property to build this trail, we will not agree to that, and as this potential trail will reduce our property value by at least 30%, this is not a battle we can afford to loose. As far as we are concerned the map that shows this trail must be modified before the public hearing, removing the red dotted line. I strongly recommend that you allow me to take you on a tour to show you the issues (either as a group or individually)

I would recommend that you postpone the public hearing until you can hold a regular meeting with the public in attendance (my cell # [REDACTED]) Erik Larsen

Sent from [Mail](#) for Windows 10

From: [Erik Larsen](#)
To: [Community Input Mailbox](#)
Subject: 2020 official community plan, public hearing
Date: April 2, 2021 11:58:40 AM

Dear council members

Regarding my earlier e-mail, I did not intent for it to go on your agenda, but I am not concerned that it did. I was

just trying to get some of you to come and look at your proposed trail and explain the issues.

My family and I have lived in Ucluelet for 50 years, I believe that we have all contributed to the well being and success of the community, so we are wondering why you are trying to impose this ill conceived project on us?

I was on council for 26 years , so I still think like you. So I am trying to make sense of why you would proceed with a project where you have no easement, where the lay of the land includes a 30 foot cliff, which would prevent anyone with a handicap from using the trail and perhaps most important the trail terminates into the ocean when the tide is high, considering the safety issues, you would need staff monitor the ocean condition and tide 24/7 to open and close the trail as conditions permit.

I have been thinking back on my time serving the community to see if I could think of a similar case. The only situation I can think of is when we constructed the sewer system, The sewer pipe comes along Fraser Lane to 52 steps and we wanted to proceed thru the 5 lots between there and Garden Street. We offered to bury the line by hand, instead of using machines, but the property owners would not permit us to trespass.

So we had to come up with a new plan, we decided to go down along 52 steps to a pump station and then along the beach to Garden Street and join up with the sewer line on Eber Road. My point is that there is always an alternative (I can think of at least two safer options)

I will conclude by asking you to carry a motion to erase the red dotted line between lot 10 and "A" plan 46253 on Marine Drive and lot 12 on Peninsula Road. Your planner told me not to worry as it was only there should to property be redeveloped in the future, considering the implication on property values and that this"2020 Community Plan" is only good for five years, I respectfully request that you correct the plan before adoption

Erik and Linda Larsen (332 Marine Drive)

Sent from [Mail](#) for Windows 10

From: [John Towgood](#)
To: [Nicole Morin](#)
Subject: FW: AtSea Parkland Designation Removal
Date: April 7, 2021 4:32:38 PM
Attachments: [AtSea Parkland Designation Removal.pdf](#)

fyi

JOHN TOWGOOD

Planner1 | **District of Ucluelet**
jtowgood@ucluelet.ca | 778-748-8470

From: Thomas E Clarke <powdertrap@islandnet.com>
Sent: April 7, 2021 11:42 AM
To: John Towgood <JTowgood@ucluelet.ca>
Cc: Powder Trap Inc <powdertrap@islandnet.com>
Subject: AtSea Parkland Designation Removal

Good Morning John,

As directed, we are submitting the attached Letter as a PDF to you.
We look forward as discussed, to having you respond as soon as possible.

*[I was interrupted in sending this: It was just brought to my attention that, " There have been 2 Readings of the intended Approval of The Official Community Plan - with a **3rd {& final} Reading** scheduled". We have not been able to determine when this will be. BUT- We want this particular issue dealt with before that 3rd Reading. We do not want a Reading and Approval to commence with a result such that we would have to engage in some ongoing retro 'procedure' to have the offending designation removed. - **Please fill me in on this score.** Thnx - Tom]*

Your concerns and efforts toward divining benefits for The Town of Ucluelet are indeed recognized, but in this matter, our overarching personal and Corporate concerns and interests have been validated and must be dealt with. I am available for further discussion, with the desired objective of resolving between us, in the immediate, the issue as expressed in this Letter.

Yours truly,

Tom Clarke
President
Powder Trap Inc.

Lots 8/ 9/ 10 Jenny Reef Estates
P: [REDACTED]
E: powdertrap@islandnet.com

SUBJECT:

BARE LAND STRATA PLAN OF LOT 1, SECTION 1, BARCLAY DISTRICT
(SITUATED IN CLAYOQUOT DISTRICT), PLAN VIP 87664

STRATA PLAN VIS 6925

Esp: PART STRATA LOT 8 - and - PART STRATA LOT 9

[WITHOUT PREJUDICE]

The Municipality of Ucluelet
Attn: John Towgood, Town Planner April 7, 2021

Dear Mr. Towgood,

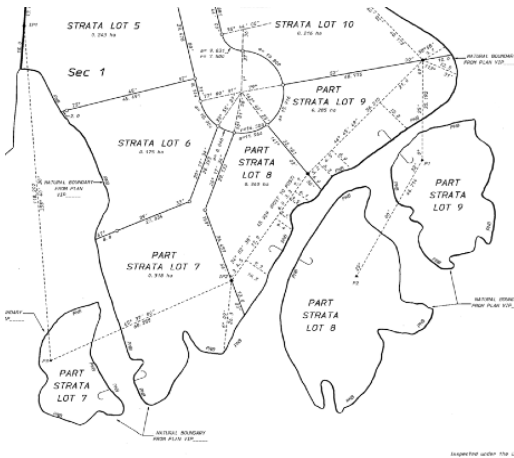
PURPOSE: To correct an ill-conceived intention as expressed in a revised version of the Ucluelet 2018 Official Community Plan

Pursuant to our earlier discussions Dec 2019 at your office and not having been subsequently contacted by you for a meeting as proposed by you, intended to include Bruce Greig, Manager of Community Planning who is tasked with developing the 2018 Official Community Plan {The Plan}, it is now time to address the designation within The Plan of two specific "island" portions of property {Subject Parts}, owned by the writers, being depicted as Future Park Status. In particular:

PART STRATA LOT 8: Owned by Powder Trap Inc.

- and -

PART STRATA LOT 9: Owned by Tom Clarke & Rina Collin-Clarke



There are several significant reasons, of impracticality and legality, that this designation must be removed from The Plan as currently delineated, to wit:

1. **OWNERSHIP:** Both Subject Parts are significant included portions of their respective Lots as Surveyed and Fee Simple Registered, Subject Part Strata Lot 8 being approximately 60% of Lot 8 area, and Subject Part Strata Lot 9 being approximately 50% of Lot 9 area. It appears that these 'island' areas were included as part of 'uplands' to compensate for the principle Lot areas being constrained by the roadway being allowed too closely situated toward the cliff edge;
2. **CLEAR TITLE:** There are no liens or covenants on either Lot, as your office confirmed at time of our purchase, apart from the SRW between the two upland portions;
3. **INACCESSIBILITY:** The Subject Parts are set apart from their respective upland portions, and from each other, by significant gorges defined by non-negotiable, rugged cliffs some 45' to 50' in depth, regularly flooded by the sea;
4. **UNTENABLY CONCEIVED:** No safe pedestrian access exists to the Subject Parts above or below High Tide line. There is no feasible navigable water-landing upon these unprotected exposed Subject Parts comprised of sharply castellated, deeply fractured volcanic rock subject to constant rise and fall of tide, swept by the direct, dangerous onslaught of Ocean waves and swell. The existing SRW between Lots 8 & 9 ends approximately 100' & 115' from same level upon Subject Parts, respectively. To afford Public access to either subject Part, significant and costly bridge structures would need to be constructed, of necessity intruding, for supports and access, upon and deeply into the upland Lot portions. {Also see ** under FOOTNOTE} The relatively small treed portions* of the Subject Parts have risen upon sharp sawtooth, difficult topography, devoid of place to sit down.
5. ***TECHNICAL IMPORTANCE:** The Old Growth remaining on upland Lot portions is protected, by same upon The Subject 'islands', from the tempestuous prevailing SE thru W Winter winds that arrive unbroken off the open Pacific. Hurricane regularly strikes this extreme SE tip of the Uclue Peninsula, turned up and over the headlands by these extremely important Subject Parts - the **barrier islands**. The stunted, limber Old Growth naturally evolved on the Summer-dry Subject Parts is especially salt resistant, and drought resistant, and wind tolerant. Damage to, or removal of, any of the subject small patches of trees or the evolved dense protective shrubbery thereupon, would let in storm winds, precipitating 'the domino effect', leading to dangerous, destructive denuding of the aesthetically appealing protective forest defining Elina Road; such as befell Sunset Point. Any human traffic upon these critical protections requires constant monitoring and control, in order to avoid stripping of vegetation and setting of fire.

6. INHERENT VALUE: Our Fee Simple included Subject Parts impart intrinsic material, aesthetic, and pecuniary value to our Properties. No compensation would provide recompense for the loss of Private enjoyment, nor the unique spiritual atmosphere that permeates these particular landholdings, as they exist - only in their entirety.

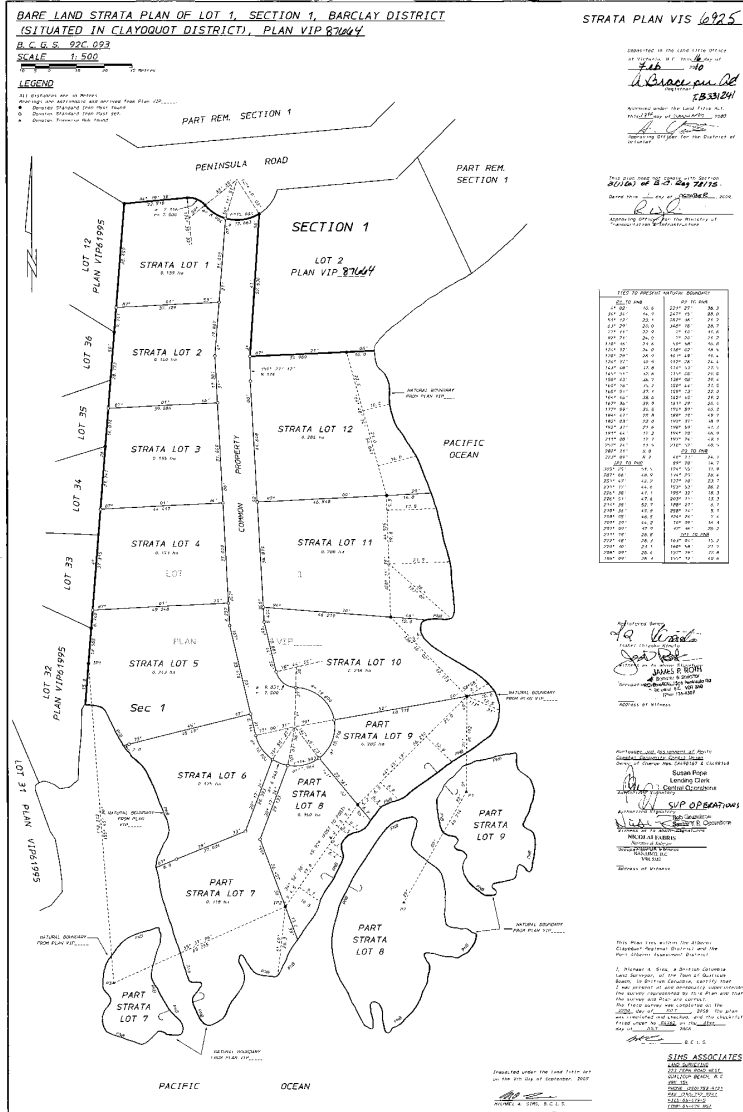
7. NOTICE: Future Park designation was not projected to include our Subject Parts, at the General Public Unveiling of the 2018 Official Community Plan when we attended at the Community Centre and entered conversation with Bruce Greig; but this was surreptitiously added later. The Owners of Lots 8 & 9 would never have, nor will they now, considered allowing their holdings to be degraded as so threatened, and respectfully require that these "Future Park" designations be **immediately stricken from The Official Community Plan**

and as well from all materials in which they are incorporated, since the mere insufferable presence of these ill-conceived depictions presents real, irrefutable damage to the manifest value of these our holdings.

Status: Filed

Plan #: V168925 App #: N/A Cat #:

RCVD: PGST: 2013-05-30 16:17:03



FOOTNOTE:

The SRW as it exists upon and between Lots 8 & 9, is specious. Visitors never spend more than 30 seconds trying to discover a rewarding view thereupon: A precipitous cliff is suddenly encountered, and Public access to the Private Property on both sides of it must perforce be barred. Furthermore, there is ****No Parking** allowed upon Strata Property, nor upon the dead end emergency traffic turning circle at the SE end of Elina Rd.

The Owners Lots 8, 9, & 10 are amenable to assisting in investigating for some reasonable, safe form of workable accommodation for members of The Public who find their way to this SRW, to discover a view.

We The Owners of the subject properties ascribe to, and support, the development of Ucluelet potentials. We wish to remain, as we have been, actively contributive to its future.

Please respond in the immediate to this entreaty, so that the situation shall be resolved amiably.

Respectfully yours,

per TC pres

Tom Clarke President
Powder Trap Inc.
Lots 8/9/10 Jenny Reef Estates
P: [REDACTED]
E: powdertrap@islandnet.com

April 12, 2021

Hi John,

Regarding the current OCP designations of two portions of our Private Property Lots 8 & 9 Jenny Reef Estates as “Park”, this letter is intended to amplify and clarify the points made in our previous letter of April 7, 2021, and to discourage & prevent uncomfortable unnecessary, ill-conceived conflict with Town of Ucluelet:

Rina & I are concerned that our issue may be bunched in with others building up, and not regarded as a unique case. We ask for your attention not because we are ‘special’ but because our property is technically unique:

1. Your goal of extending shoreline access for the Public to the outlier portions of Lot 8 and Lot 9 of Jenny Reef Estates is entirely impractical as compared to local aspects established, and contemplated, elsewhere. To wit: There is absolutely no ready access, whatsoever, to the designated Subject Portions short of 50’ - 70’ 2-lane bridges that would require footings comprising untenable extensive encroachment upon Privately held land already constrained by a roadway that was allowed to penetrate beyond reason, and so cause the ‘outlier’ Subject Portions to be included as immutable, integral parts of the Lots. Furthermore, there is No Parking allowed upon Strata Property the roadway, or the Emergency Vehicle Turnaround.

2. The critical Natural Barrier protections afforded by the subject areas against prevailing unabated storm winds and water regularly battering adjacent lands, cannot be disregarded. It cannot be tolerated that these established, naturally evolved rugged defences ever be threatened by damage to their multi-layered, resilient but susceptible vegetation, nor by activities confluent with allowing Public intrusion. There is precious little of this critically important, tough stunted Old Growth, and any bridge foundation, or viewing deck constructed thereupon would obliterate it if not directly, then through the domino effect, and destruction and fouling by pedestrians.

We are pleased to preserve as best we can these irreplaceable salient geographic features and their uplands. However, when quiet enjoyment of our property is threatened, and significant loss of property value is inherent in the portent of the OCP as currently projected, you will appreciate that we feel we, and it, are under attack .

April 12, 2021

I am writing further to my letter of yesterday because in spite of my having drawn the particular subject to your attention over a year ago, and not having been called to the followup meeting you offered the month prior to the first reading, and 2 months prior to the second reading, we have *somehow(?)* missed the window for having our concern brought forward in advance of both readings of the OCP.

- Now here we are lining up for the public hearing Thursday May 13, 2021
{thank you for alerting us to this}

And we fear we will be joined with the crowd of complaints Council will be dealing with. Needlessly.

John, I very much appreciate your attentiveness to the Public Good of Ucluelet. What you can do for us is this: Remove from our backs the threat to our place here, and the serious undermining of property value imparted through blatantly marking it Future Park - or any other such derivative.

- There is recent precedent in highest BC Court for the recognition of Fee Simple possession and stopping of (such OCP) proposed access.

This threat to our holdings constitutes a fruitless prospect, considering that our Subject Parts are patently technically much more unsuited, and otherwise more critically technically important, than was the subject of that case. This particular threat lodged on the OCP against our Property will never become a reality.

John, **we want you to action this particular correction of the OCP well ahead* of the Public Hearing.**

The depiction of any portion of our Fee Simple Holdings cannot remain as marked on the current OCP, as any framing of the concept "Park", as anything other than Private Property.

We have endured more than enough personal grief over the past couple of years, and would very much rather proceed and continue engaging with the Town in which we chose to settle, in an amiable, constructive frame of mind.

Please, respectfully, arrange our meeting *within the next 2 weeks - including Bruce Greig as appropriate - so we may resolve this.

Most sincerely yours,

Thomas Clarke
President
Powder Trap Inc.
Lots 8/ 9/ 10 Jenny Reef Estates
Ucluelet
P: [REDACTED] E: powdertrap@islandnet.com

From: [Nicole Morin](#)
To: [Nicole Morin](#)
Subject: FW: Ucluelet OCP
Date: April 29, 2021 12:25:15 PM

From: Ukeedave Smith [REDACTED]
Sent: April 27, 2021 10:55 AM
To: Info Ucluelet <info@ucluelet.ca>; Rachelle Cole [REDACTED]
Subject: Ucluelet OCP

To Mayor and Council,

Having looked at the Ucluelet OCP, I have a few questions and comments. It looks like there is a lot of green space and trails in the OCP, especially on the undeveloped land. I would like to know how much consultation was done prior to and in the development of this OCP? I see that the bulk of the new proposed green space and trails is on land belonging to Weyerhaeuser, the ONNI group, the Corlazzoli family and BC Packers(Canadian Fish?). Were any of them consulted about the proposed uses of their private land? I know that at least two of them were not. I am sure all of them are consulting their lawyers and are moving to oppose such a plan. How much time and money was or will be wasted on this plan? This is private land within the District of Ucluelet, but is not owned by the District. How would you feel if someone presented you with a plan for what was going to happen on your property out of the blue. I would suggest that one would become defensive and disagreeable. This is not the way to successfully move forward with the OCP. Property owners must be consulted about what they want to do in order to come up with a plan that can be agreed upon. I would not like to see the District pulled into another or multiple litigations. The last one did not work out well and really, I think, everyone loses when the lawyers and courts get involved. I believe this to be an inefficient use of taxpayer dollars and time and will end up costing the District, Mayor and Council a lot of headaches that could have been avoided with some meaningful consultation. Thank you for your time and effort.

David Smith.

From: [Danielle Spraggs](#)
To: [Community Input Mailbox](#)
Subject: RE: District of Ucluelet Official Community Plan Amendment Bylaw No. 1236 Meeting
Date: April 28, 2021 4 56:26 PM

Policy 2.95 Upgrade Peninsula Road
Policy 2.97As development occurs, connect Cedar Road to **Lyche Road**

To Whom it May Concern;

I believe unless this is thoroughly examined this would be a major problem. As is we have an unobstructed view of the Lyche/Peninsula Rd intersection, and daily see several near misses/accidents due to not being able to see up the hill.

Lyche should already almost be one-way street with the blind spots and narrowness of the road.

If this were to be even slightly feasible, there would need to be a wider road all along Lyche, a dedicated right turn lane with merging lane on Peninsula.

Thank you,

.....
Danielle Spraggs
Branch Manager - Tofino & Ucluelet
Westland Insurance Group Ltd.
Your best coverage is our only policy

.....
Tofino
#101-368 Main Street
P.O. Box: 39
Tofino | BC | VOR 2Z0
office: 250-725-3346 ext. 134647
fax: 1-866-680-5093 | **cell:** 250-534-9263
email: dspraggs@westlandinsurance.ca
website: www.westlandinsurance.ca

[We're here to help! For all your insurance needs, please call, email or visit our website to view our online service options.](#)

From: [WILD/FREE Creative](#)
To: [Community Input Mailbox](#)
Subject: Request for Public hearing may 13
Date: May 1, 2021 7:10:45 AM

Hello,

I wanted to submit a request for the council to address the boardwalk that used to stand around a section of the marina/boat basin in Uclulet.

I am a resident and owner at the Water's Edge. I prefer to walk/bike to work and would love if the resort municipality of Ucluelet would consider rebuilding the boardwalk that went from waters edge, past the campground and connected to the path on the land side (west) of the marina so that residence and visitors can have a safe and enjoyable place to walk/exercises and commute in their town.

It is my understanding that it was the responsibility of the developer at waters edge to create the boardwalk but the municipality's responsibility to maintain it. I know the boardwalk on the marina side is all but gone and the small section of boardwalk on the inlet side is in dire straits and in very dangerous condition right now.

I would absolutely love to see the council breath some life back into this project so that the community can benefit from this outdoor space and foster human powered transportation and exercise.

Think of towns like Nanaimo, Victoria and Vancouver that boast world renound sea walls and promenades and what those spaces offer to their communities. I envision this small but crucial space as a hub for community wellness and connection. A jewel in our crown. Just like the WPT is.

Please let me know what I can do to facilitate this effort. How can we garner support for this initiative and turn a broken dream back into a reality.

Thank you for listening to my wish.

Respectfully,

Sarita Mielke and Dan Grinnell

Sent from my iPhone

4 May 2021

The Mayor and Council
District of Ucluelet
Box 999, 200 Main Street
Ucluelet, B.C. V0R 3A0

Dear Sir and Mesdames:

Re: Public Hearing on the Draft OCP 2020, 13 May 2021

Thank you for the opportunity to see and comment on the Draft 2020 Official Community Plan.

We have concerns about several specific proposals, but before dealing with them we would like to express our utter dismay at the lack of priority given to two serious and immediate needs for the resident community: a reliable and sufficient water supply and adequate wastewater treatment facilities. These are not “medium to long-term”; they are problems that have been neglected for years and need to be addressed NOW, not relegated again to some future Council with the words “ongoing discussions ... determining the ultimate approach ...” (p.78), “... pursuing strategies ...” (p.79). Get on with it! The problems are only being exacerbated by the transient population of tourists we are trying to attract in increasing numbers. Council should be proactive in making sure the infrastructure is here first to support them and any growth in the resident population.

The Draft OCP actually says that itself: “Additionally, the District should carefully evaluate the long-term financial operating costs **before** [emphasis added] assuming responsibility for future infrastructure as a result of new development.” (p.79) Yet multiple new developments have been approved without any additional infrastructure to support them. There will be water restrictions again this summer, and filthy water from the taps, and it can only get worse if Council does nothing more than “carefully evaluate” and continue to approve new projects.

Specific Policies and Objectives

Policy 2.69 (p.28) includes the extension of the Wild Pacific Trail and Safe Harbour Trail as shown on Schedule C (p.92)

Objective 2Y and 2Z on the same page elaborate:

2Y “A continuous Wild Pacific Trail following the exposed outer shore along the length of the peninsula.”

2Z “A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by existing residential or marine commercial activities, connecting seamlessly with town pathways.”

A **continuous** Wild Pacific Trail is NOT a desirable objective. Probably a **continuous** Safe Harbour Trail isn't either, but at least 2Z recognizes that there are existing activities that might be in the way, and suggests that the unconnected portions of it might be managed by using the normal thoroughfares.

First of all, the Wild Pacific Trail is not the West Coast Trail, which is a trail for serious long-distance hikers located farther down the west coast of Vancouver Island. It stops at Bamfield.

The portions of the Wild Pacific Trail developed so far are relatively short walking trails, each with a name that suggests what may be seen on the walk. They are accessible in easily managed segments. This is a Good Thing! Pick one (or more) on any given day, depending on the time available, the weather, and your fitness level. Between segments visitors may choose to take a break to grab a coffee, eat a meal, buy souvenirs, or explore other amenities, like the Aquarium, in the Village Square area. Or they can move directly to the trailhead of another segment by walking, biking, or in a vehicle. There are beautiful views of the ocean and the natural forest along Peninsula Road, Marine Drive, and the Multi-Use Path out to the Junction. Things are close together here – it's just a small peninsula. Extending the Wild Pacific Trail – in thoughtfully laid-out focused segments, preferably including a loop to return walkers relatively close to their starting point – is a much more practical approach that will make it more enjoyable for visitors and residents alike. The Safe Harbour Trail should take the same approach.

Policy 3.166 (p.74) states that access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres, i.e. less than one-half kilometer between access points. That seems a bit excessive for a “wild” trail. A walk from the Co-op down to the Aquarium and back is farther than that. We do agree with this policy's recommendation that parking areas should be provided at the trailheads, where bikes and vehicles can be left safely.

Policy 3.156 (p.70) discusses residential development at Spring Cove (historic former BC Packers site) and extending “public access through the Safe Harbour Trail along the shoreline.”

Following the shorelines closely is not desirable for either the Safe Harbour Trail or the Wild Pacific Trail. The shoreline is a very ecologically-sensitive area, home to the plants and wildlife that many visitors come here to see and residents enjoy all year long. Destroying natural habitats by hacking trails through them will drive away the very things that make Ucluelet a desirable place to be.

Policy 3.80 (p.56) designates the “Reef Point Area” as a location for “large-scale tourist commercial development”.

Development on that scale is totally inappropriate for the narrow little peninsula. Its delicate shoreline and rainforest ecosystems are already endangered by developments to date. The area contains sites of historical, cultural, and archaeological significance that should be preserved and treated with respect. Reef Point is, and always has been, a low-density residential area. That's the life-style we bought into when we chose Reef Point to be our home over 20 years ago. Large-scale tourist commercial developments belong in the commercial core of the Village, and on the large plots of land to be found north of the Village.

The Reef Point Area development plan approved by the District in the 1990s introduced CS-5 Tourist Commercial zoning on a limited parcel of land **east** of Old Peninsula Road and at the south end of Terrace Beach (Roots Lodge). The residential part of that development, Reef Point Beach Estates, was created at the same time on the **west** side of Peninsula Road. It was zoned R-1, and the covenants registered against each of the lots there state that only single-family residences are permitted.

On 14 April 2021 Council railroaded through a bylaw (1282, 2020) to rezone Lots 35 and 37 of the residential subdivision to CS-5, and another (1281, 2020) to amend the OCP accordingly (why do we even have an OCP if it can be modified anytime on a whim?), completely ignoring the strong written objections of the residents and several oral presentations at the “hearing”.

This rezoning goes against the plan originally approved by the District for limited commercial development in the primarily residential Reef Point Area.

These two bylaws should be repealed, and both lots returned to R-1 zoning. Lots 35 and 37 should not be shown as part of the CS-5 tourist commercial zoning located east of Old Peninsula Road on Schedule A: Long-Range Land Use Plan (p.90). Much of that original Reef Point CS-5 parcel remains undeveloped or displays neglected unfinished development.

Future Trails (Schedule C: Parks & Trails Network) (p.92)

Why is the “future trail” along Boardwalk Blvd. still shown on this map? In a recent court case that cost the taxpayers of Ucluelet (as well as the plaintiffs) tens of thousands of dollars, the Judge found that the District had no right of way across the water frontage of the private properties there. We’ve heard rumours of new buyers in that area being required to allow the District to register an easement across their property before they will be granted building permits. Is that what this is about?

The “future trail” through the Reef Point Beach Estates subdivision makes no sense at all. Why would you send Wild Pacific Trail walkers down the single sidewalk along Coral Way, where the only views are into the residents’ homes and yards, when there is a sidewalk and bike lane through the protected green belt along Peninsula Road only a block away? The utilities right-of-way down the steep slope from the cul-de-sac at the north end of Coral Way to Little Beach would not reduce by much the distance the walkers would have to travel, but if developed it would invite parties from Little Beach up into the subdivision and likely result in the cul-de-sac and Coral Way itself becoming an overflow parking lot for them, just as Reef Point Road and its cul-de-sac have become choked with parked cars and RVs from activities on the Terrace Beach end of the subdivision during tourist season.

We see that Erik Larsen has already pointed out the shortcomings of the “future trail” up a 30-foot cliff and through his private property at the north end of Little Beach. Again, there is a wide sidewalk along Peninsula Road to take the walkers up to Marine Drive, with fine views over the protected midden and Little Beach Bay; there is even a bench provided for them to sit and rest a while on their journey.

Bylaw enforcement

Policy 3.14 (p.41) proposes developing a bylaw enforcement policy.

Policy 3.15 proposes minimizing regulation by municipal policies and bylaws. What does that mean in real-life application?

Clearly something needs to be done to determine what is to be regulated, and how or if it will be enforced. Experience to date indicates that complaints about bylaw infractions are ignored.

On p.66 the OCP states: “Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals.” Complaints about these things (Airbnbs etc.) have been met with the response that there isn’t enough time to keep up with them. Yet the listings can be found easily on-line in minutes with a few key-strokes. That’s how they were found and reported in the first place, after proliferations of parked cars and traffic suggested something might be going on.

A major problem with the existing bylaw enforcement system is that it is entirely complaint-driven, and residents are reluctant to complain against each other, in the interests of peaceful co-existence, until the situation becomes unbearable. Part of this new bylaw enforcement policy should involve proactive monitoring and inspections. For example:

- Construction sites should be visited regularly to monitor and enforce ongoing compliance with the terms of their building permits, zoning regulations, and building codes until the project is completed. A small investment of time early on can prevent costly remedial work and/or lawsuits later.
- On-street parking should be monitored to ensure that emergency vehicles can always pass through easily and hydrants are not obstructed. Overnight camping on public streets and lanes in vehicles (recreational or otherwise) should not be permitted or tolerated.
- There should be patrols of areas known to be problematic, especially at night, such as the beaches during tourist season and on stat holiday weekends. Those, and inspections during the day of facilities for visitors in the parks and trails, might help to reduce the vandalism of signage and amenities, the over-flowing garbage containers, and the litter. If nothing else, they could be reported and cleaned up faster. Would vigilance like this have prevented the wholesale destruction of the memorial benches along the Wild Pacific Trail last year? We don't know. But part of our heritage died with them. Let's try not to lose any more of it for want of care.

Thanks again for the opportunity to be heard.

Sincerely yours,

Ann Turner
1160 Coral Way

Thomas Petrowitz
1160 Coral Way

I am writing as a homeowner at 1954 Bay Street, on a property owned by Alliance holdings Limited (Lot 2, District Lot 282, Clayoquot District Plan 14846). Please consider this as my submission to the review of the 2020 Draft Official Community Plan in particular:

Policy 2.95 Upgrade Peninsula Road in phases in the following sequence:

Main Street to Bay Street,
Bay Street to Lyche Road,
Lyche Road to Seaplane Base Road,
Seaplane Base Road to Forbes Road,
Main Street to Marine Drive and,

Policy 2.97 As Development occurs, connect Cedar Road to Lyche Road.

Firstly, I would like to express my gratitude that the authors of the Draft Official Community Plan have listened to the homeowners on this property and have reclassified the Alliance Holding Limited property to its original classification of Multi-Family Residential. This is a great step forward in our pursuit of being returned to our original zoning.

I note that the Draft OCP expresses the community's values as Guiding Principles in decision making:

1. Create a complete community;
2. Create a compact and vibrant Village Square;
3. Develop and maintain quality parks, trails, recreation and community services for residents and visitors;
4. Build a sustainable local economy;
5. Maintain and enhance Ucluelet's unique character and preserve its heritage;
6. Protect natural areas ;
7. Increase transportation choice; and
8. Manage residential growth in balance with job creation and the provision of services.

I do, however, have concerns that the Draft OCP continues to indicate a proposed road that transects the Alliance Holdings Limited property, connecting Lyche Road to Cedar Road.

This proposed road is unnecessary and completely at odds with the values expressed in Guiding Principles 5 and 6. Further, it devalues our property and those of many of our neighbours.

The homes on the Alliance Holdings Limited property were placed here during WW II to serve as accommodation for officers of the regiment stationed here to protect the seaplane base. They are a visible part of Ucluelet's unique character and heritage. A road through the property would destroy at least two (2) and possible three (3) of these historic homes.

The forest on the Alliance Holdings Limited property is an island of green in a sea of buildings. It is highly visible as you drive into town and from many locations in the Village Green. It is the lush green visible as the background of the picture on page eight (8) of the Draft OCP taken from the government dock looking West. The proposed road would destroy dozens of trees and cut a slash through the hill and the forest. The fragmentation of this forest would be disastrous to the wildlife that use it for a refuge and travel corridor; eagles nest here, herons roost here, deer, bears and wolves transit through it. The forest is also invaluable as a windbreak creating a microclimate in the lee of the combined forest and hill. Cutting a slot through this hill and forest would expose Cedar Road to the full force of the westerlies and would expose Lyche Road to the full force of the easterlies.

I believe that part of the reasoning behind this planned connection is to improve access to the fish plant

for heavy truck traffic. This is a conflict between values and value. Is the economic value of a road connection worth more than Draft OCP's Guiding Principles (values)? People's homes, trees and, wildlife versus dollars?

Noisy, heavy vehicles are inappropriate in residential areas such as Alliance Holdings Limited, Edgewater Estates Strata and, The Moorage condominiums.

In fact, the fish plant itself, although historically located where it is, is also inappropriate in a residential area or in the Village Green. The OCP itself describes this fish plant as the last of three (3) fish plants that operated in Ucluelet; the remnant of a declining industry. A fish plant would be more appropriately located in an area zoned as industrial, such as the seaplane base area where heavy trucks would have far better access without transiting residential and commercial areas. The space currently occupied by this plant is more appropriate to tourist commercial; a fine Village Green location for food services, accommodations, retail, tourist services, etc.

I am not suggesting that the fish plant should be moved but I am suggesting that destroying homes and vital ecosystems to service a declining industry is not appropriate. I fully support The Future Harbour Walk of Schedule C, extending the walking trail that currently borders the inner harbour so that it follows the waterfront to the Village Green area is more in line with the OCP's Guiding Principles (values). Get people out of their vehicles and walking about in a picturesque, typical fishing village area leading to the downtown area. The shortcut that follows a proposed road through the Alliance Holdings Limited property is inappropriate, unnecessary and, not particularly scenic or typical of a fishing village.

I hope you will consider my plea not to perpetuate this part of the OCP that proposes to put an unwanted, unnecessary and, inappropriate connecting road and trail joining Lyche Road and Cedar Road through the Alliance holdings Limited property. Please remove this connector from the OCP and from all drawings of the Alliance Holdings Limited property in the OCP. It is not aligned with the stated Guiding Principles (values) that the OCP purports to follow.

Respectfully,

Art Skoda
1954 Bay Street
Ucluelet, BC



March 19, 2021

File: 6480-20-OCP

RE: District of Ucluelet Official Community Plan Bylaw no. 1236, 2020

via email:

- | | |
|---|---|
| <input type="checkbox"/> Yuulu?if?ath Government; | <input type="checkbox"/> Pacific Rim National Park Reserve; |
| <input type="checkbox"/> 'Tuk'aa?ath Nation; | <input type="checkbox"/> Clayoquot Biosphere Trust; |
| <input type="checkbox"/> Alberni Clayoquot Regional District; | <input type="checkbox"/> Westcoast Community Resources Society; |
| <input type="checkbox"/> District of Tofino; | <input type="checkbox"/> Alberni Clayoquot Health Network; |
| <input type="checkbox"/> School District 70; | <input type="checkbox"/> Wild Pacific Trail Society; |
| <input type="checkbox"/> Island Health; | <input type="checkbox"/> Tourism Ucluelet; |
| <input type="checkbox"/> Ministry of Transportation and Infrastructure; | <input type="checkbox"/> Ucluelet Chamber of Commerce. |

Hello;

Since 2016, the District of Ucluelet has been working on gathering community input to inform updates to the municipal Official Community Plan (OCP) bylaw. As you may recall, the draft OCP document was referred to your organization for review and comment after the bylaw received first reading by Ucluelet Council on September 18, 2018.

Comments and suggestions from individuals and organizations such as yours have informed revisions to the plan. Enclosed is a copy of the updated (and much more complete) draft OCP. On February 23, 2021, Council gave second reading to the *District of Ucluelet Official Community Plan Bylaw No. 1236, 2020*, and referred the bylaw to a public hearing which will be held on **May 13, 2021**, beginning at **5:30pm**. Your comments are welcome, either in writing or at the public hearing (which will be conducted online via zoom).

If you have questions about the OCP or the bylaw referral process, please don't hesitate to contact staff in the Ucluelet planning department. A copy of the public hearing Notice is attached. A copy of the OCP document and mapping is also enclosed. Additional background information on the OCP update process can be found at www.ucluelet.ca

If you have any questions, please feel free to contact me at 778-748-8484 or by email at bgreig@ucluelet.ca

Regards,

A handwritten signature in blue ink, appearing to be 'B Greig', with a stylized flourish.

Bruce Greig
Manager of Community Planning

Official Community Plan Bylaw Referral

District of Ucluelet
 Planning Department
 200 Main Street, Ucluelet, BC
 V0R 3A0, PO. Box 999
 tel 250-726-4770 fax 250 726 7335

RESPONSE SUMMARY

- Approval recommended for reasons outlined below.
- Recommended subject to conditions below.
- Agency's Interest is unaffected this approval.
- Approval not recommended due to reasons outlined below.

Toquaht Nation requests the removal of Tukwaa?ath. Please refer to us as Toquaht Nation in this document.

Signature: <i>Brett Freake</i>	Title: Manager of Lands and Resources
Print name: Brett Freake	Department: Lands, Public Works and Resources
Date: May 5, 2021	Organization or Agency: Toquaht Nation

Please feel free to use additional space if necessary - Thank you!

Corlazzoli Family

Ucluelet, B.C. V0R 3A0

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

May 6, 2021

Dear Mayor and Council,

Re: Schedule C, District of Ucluelet, OCP By-law No 1236, 2020

In viewing the proposed designations of future trails and parkland, we are very concerned about how these would impact our properties as listed:

1755 Peninsula Rd
1100 Peninsula Rd
Marine Drive between 306 and 332
230 Minato Rd

All the afore mentioned properties show proposed trails or park designation although there has been no consultation or communication with us or with other property owners in the same situation. It looks like the Municipal Planner has taken it upon himself to create a vision that does not reflect the vision of the Community as a whole. We feel that Covid restrictions have not allowed for proper public consultation and we request that the Planner's OCP be put "on hold" until the community can be involved in the vision for parks and trails in Ucluelet. It doesn't seem there has been opportunity for Public Input since 2018. The extensive trail system that is proposed is unnecessary. It would also result in significant expense to taxpayers for purchase, development and maintenance.

We request that Mayor and Council do not approve Schedule C as proposed and that Schedule C be amended by removing the future trail reference from our properties as listed above.

Respectfully submitted,

(Property Owners)

Lidia Borkes
Joe Corlazzoli
Dario Corlazzoli
Julie Corlazzoli

