



**REGULAR MEETING OF COUNCIL  
Tuesday, August 17, 2021 @ 3:30 PM  
George Fraser Room, Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**LATE AGENDA 2**

	Page
1. LATE ITEMS	
1.1. Add "2021-08-16 Dick", "2021-08-17 Holliday", "2021-08-17 Poruchny", and "2021-08-17 Robison" to Report Item No. 12.3.1 "Correspondence Regarding the Cabins Development Variance Permit DVP21-02" after page 149 of the Agenda. <a href="#">2021-08-16 Dick</a> <a href="#">2021-08-17 Holliday</a> <a href="#">2021-08-17 Poruchny</a> <a href="#">2021-08-17 Robison</a>	3 - 14



**Joseph Rotenberg**

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**From:** Elisha Dick [REDACTED]  
**Sent:** August 16, 2021 7:41 PM  
**To:** Community Input Mailbox; Info Ucluelet; Mayco Noël; Rachelle Cole; Jennifer Hoar; Lara Kemps; Marilyn McEwen; Bruce Greig; John Towgood  
**Subject:** Written Submission for August 17th 2021 Council Meeting  
**Attachments:** development variance proposal-1.pdf; 58FEDAAD-D1E6-42DE-AB28-79F63E644486.jpeg

**[External]**

Terrace Beach North is one of the last unspoiled natural areas in Ucluelet. Please help us preserve it.

Best,  
Andrew & Elisha Dick

Andrew & Elisha Dick  
338 Reef Point Rd (Lot 34)  
Ucluelet, BC V0R 3A0

August. 16th, 2021  
District Of Ucluelet Planning Department Ucluelet, Mayor and Council,  
BC VOR 3A0  
Communityinput@Ucluelet.ca

Dear Madam/Sir

Re: 1082 PENINSULA ROAD – THE CABINS AT TERRACE BEACH: DEVELOPMENT  
VARIANCE PERMIT DVP21-02 & DEVELOPMENT PERMIT DP20-17

As Owners of Lot 34, 338 Reef Point Road in Reef Point Beach Estates, we are writing to voice or concern and opposition to the granting of Development Variance Permit DVP 21-02, and to request that a decision on the granting of DVP21-02 and DP20-17 be deferred until there has been an adequate opportunity for consultation with the public.

Firstly we would like to address the public notice with the new proposal only as far as we know has only been delivered to the five properties within 100m of 1082 Peninsula Rd. Notice of this meeting was also only posted online for the public Friday 13th leaving two business days to read 75 pages within a 250 page agenda. Terrace Beach is a Community Beach/Park and the general public are also entitled to have their say.

We find the information contained on the DVP21-02 Permit to be confusing and misleading to anyone trying to read it. In particular, the drawing labelled "Map" shows the pre existing beach access crossing our lot (lot 34) shown as 338. However on the drawing labelled "B" it omits without any explanation part of residential lot 34 which is triangle shaped shown as green in the attached drawing. We feel this paints a false and misleading picture to anyone viewing the Public Notice, of how close the new proposed "motels" will tower over our residential property . This directly affects the ability to enjoy our residential lot due to the overbearing nature and positioning of the closest parts of the motel structures.

We would like it noted that the public beach access as it stands crosses over our lot 34. We are concerned that the part of our lot that borders Terrace Beach and which we wish to keep natural will be the victim of thousands of extra trail users trampling through our natural landscape using it for firewood for beach fires, as a bathroom and for dumping their garbage. Our frustrations, which are only increased, when our calls to the bylaw officer are never answered. This is distressing to say the least.

The dramatic changes that continue to be added to the plan for this massive ever sprawling resort / townhome subdivision that keep creeping up are very concerning. The now proposed 13, 3 storey, 2 suite motel structures sprawled along the coast of this small quaint beach will

devastate the natural splendour and its environment. The overpopulation and pollution will add to the litany of issues already surrounding the beach's misuse, that spill into not only the national park but also bordering residential areas (Reef Point Estates) whose complaints are disregarded by lack of bylaw enforcement.

Furthermore the renderings of the thirteen three story, two suite towering motel structures, grossly understate the size and scale of the new mega resort and will forever change the pristine nature of Terrace Beach. With each variance permit proposal these structures creep closer and closer to the beachfront and are becoming extremely overpopulated. Who is to know if these structures won't be linked together to create one large mega resort or if they will build them taller than what is proposed as there have been some large negative changes to the proposal since this was last discussed. If these variance proposals are passed it will forever reshape the environment and cultural importance of this rare natural beauty we call Terrace Beach.

There is great concern that Terrace Beach is at risk of losing that feeling of living on the edge that is so important to locals and visitors. Instead of a backdrop of lush, green, westcoast forest, people will see a wall of multi storied, multicoloured motel structures or worse! After dark the proposed large windows, decks and hot tubs will pollute the serenity of the beach with an abundance of light and noise pouring out onto the beach and its visitors and into the homes of the neighbouring residential area Reef Point Estates. This unneeded mega resort project is being given far too much freedom to overstep and not enough thought and consideration to help preserve this unique, natural wonder.

The original application by the developer indicated the "cabins" would be built on the previously disturbed portion of the midden land (Old Peninsula Road) to avoid further disruption of the midden but the current proposal does not fit on to this area any longer and there will be no choice but to encroach on this cultural land.

The request for the setbacks between the motel structures and the park to be taken from 3m to 1m is outrageous. This will be detrimental to the park's west side trees and will cause irreversible damage to these trees and their root systems. Is this a ploy to then sacrifice trees for better views? The rich layers of vegetation and successional cycles of an ancient forest play a major role in its overall health including the thick layers of moss, roots, and other plants. Where will the line be drawn? and why has the developer, who is not local, been told NOT to build smaller structures as to preserve the surrounding trees and midden? This developer has a history of asking for forgiveness rather than permission so who's leading who?

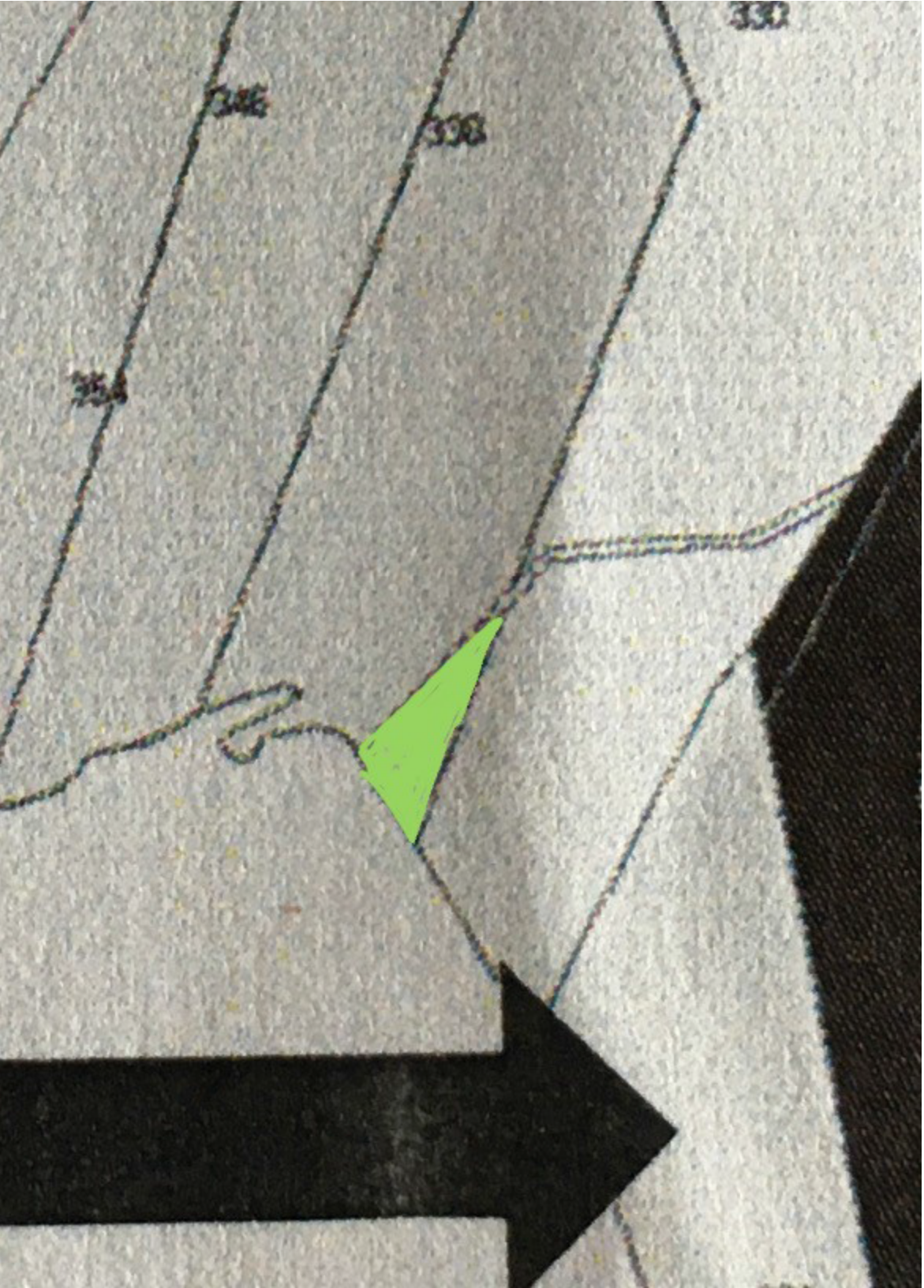
This proposal is set up for the developers benefit and not the locals. Neighbouring property values will decline and locals will also be forced to pay hard earned tax dollars for the new trail system which will primarily be used by resort guests. The developer boasts that we should "embrace all that is being offered to the community" However, the benefits they offer are hollow as they are solely for the benefits of the developer. It is not a benefit to locals to and the public to be given the responsibility to build additional trails and parking lots at the expense of local taxpayers. This whole approach of inauthentic generosity shows a great lack of consideration and respect toward local property owners.

We heavily oppose DVP21-02 as it will permanently alter the presently natural

undisturbed landscape of North Terrace Beach. This is a serious matter that brings with it serious long term consequences and is an opportunity for council to make considerations and decisions that could save this pristine piece of nature for locals and visitors to enjoy for generations. We feel that we need to be fully considered as adjoining residents who have vested interest in our community.

With Respect

Andrew & Elisha Dick



Add "2021-08-16 Dick", "2021-08-17 Holliday", "2021-08-17 Poruchny", and...





**Joseph Rotenberg**

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**From:** Joseph Rotenberg  
**Sent:** August 17, 2021 8:33 AM  
**To:** Joseph Rotenberg  
**Subject:** FW: DVP 21-02 Go Cabins Variance

-----Original Message-----

From: Dale Holliday [REDACTED]  
Sent: August 17, 2021 7:43 AM  
To: Info Ucluelet <info@ucluelet.ca>  
Subject: DVP 21-02 Go Cabins Variance

[External]

Good Morning,

I understand the Cabins has applied for a few variances to their new development. I have been trying to find the original variance that was granted, but am not sure the date. The current application includes the original proposal, and those drawings look like the development maintains a green belt to separate the new cabins from Terrace Beach. The new drawings make it seem like the buildings will be beach front.

My summer schedule, not unlike many locals, is beyond busy and I have just been made aware of a few items being discussed. The Cabins have been permitted to build, I just want to voice concerns on the variances. I would like assurance that these variances do not allow the cabins to encroach on Terrace beach any more than the original application granted, and that there is a buffer zone with the trees on public land between the development, and Beach.

Let's try to maintain enjoyment of these spaces for our community members.

Thank you,

Jacqueline Holliday  
311 Marine Drive



**Joseph Rotenberg**

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**From:** Destiny P [REDACTED]  
**Sent:** August 16, 2021 9:15 PM  
**To:** Community Input Mailbox  
**Subject:** Development Variance Permit DVP21-02

[External]

Dear Mayor and Council members,

Thank you for the opportunity to provide feedback regarding the variances requested by Go Cabins for consideration at the Council meeting on August 17, 2021.

I would like to voice my strong opposition to all four of these variance requests. The only one who benefits from maximizing the density of three-story so-called "cabins" on Terrace Beach is Go Cabins. It would be to the detriment of the community as a whole to allow such a development to proceed. Terrace Beach is a quiet public beach, treasured by the community. This level of commercialization will surely impact the enjoyment by local residents, not to mention the potential environmental impacts.

Please do the right thing and ensure that this development conforms with our existing zoning standards and setbacks.

Thank you for your consideration.

Regards,  
Destiny Poruchny  
1449 Victoria Road



Karla Robison  
1435 Victoria Road, [REDACTED]  
Ucluelet, BC V0R 3A0

August 17, 2021

District of Ucluelet  
200 Main Street, PO Box 999  
Ucluelet, BC V0R 3A0

Re: The Cabins at Terrace Beach – Development Variance Permit DVP21-02

Council and Mayor:

Thank you for the opportunity to provide comments regarding the development permits for the Cabins at Terrace Beach.

I have concerns regarding the sustainability and lack of community engagement regarding these development permits. My apprehensions are as follows:

- The loss of parkland space due to the proposed setbacks from 3 m to 1 m (i.e., Terrace Beach upper shore and the provincially-recognized Terrace Beach Cultural Heritage site municipal park);
- The alteration of 13 cabins to 13-three-story motel style buildings that offer larger living spaces which would increase density and intensive residents' existing concerns regarding noise and parking issues;
- Lack of neighbourhood and community engagement (i.e., providing notice to only 5 residents in a 100-metre radius with only 2 business days to review and respond to these variances should not be considered community engagement); and
- The overall loss of environmental and culturally significant characteristics to Terrace Beach North and the surrounding area.

Ucluelet's development projects affect all residents, particularly the neighbourhoods and adjoining residential areas. There are both new and long-term residents that have considerable interests and concerns for how our community grows, especially when it affects our municipal parkland and greenspaces. Please take the appropriate time, as well as publicizing measures to ensure all community members have an opportunity to learn and express concerns about development projects and their associated variances.

I strongly urge a moratorium on development projects for our community until the finalization of our most up-to-date Official Community Plan (2020). The scope of the 2020 OCP looks 30 years down the road. The finalization of this plan would provide the appropriate tools District staff require to help guide decisions to ensure sustainability and public safety for current and proposed development projects. Without the use of the communities most relevant planning tool and associated best practices, objectives, and policies, the community's fundamental priority to "Manage Growth and Maintain Quality of Life" will not be attained.

Development projects and associated variances should not be pushed through by pressure and need to be well thought out, as well as represent the voices of residents to help enhance liveability and the long-term vision of the community.

**Please ensure the community as a whole has an opportunity to voice their concerns regarding this matter and future development projects, and that residents' concerns are considered and incorporated into the planning process.**

**Please ensure the protection of the communities unique, environmentally sensitive, and archeological and culturally significant sites, greenspaces and parkland areas.**

Thank you for your time and consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "K. Robison", with a stylized flourish at the end.

Karla Robison