



**REGULAR MEETING OF COUNCIL
Tuesday, June 14, 2022 @ 4:00 PM
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

	Page
1. LATE ITEMS	
1.1. Add the following correspondence items to Regular Agenda Item 10.7 Temporary Use Permit 912 Barclay Place - Correspondence Items received. TUP 22-04 correspondence	3 - 21

From: [REDACTED]
To: [Community Input Mailbox](#); [John Towgood](#); [Bruce Greig](#)
Subject: 912 barclay place temporary use application input.
Date: June 13, 2022 9:27:49 PM

[External]

Hello Mayor and Council,

I'm Nick Haisch, resident and owner of 920 Amphitrite place and also owner and operator of Surf Junction Campground. I am writing to express my opposition to the Temporary Use Application submitted for 912 Barclay Pl. First I would like to acknowledge the need and the difficulties for staff housing. It is something that I have been investing in and working on for the past 6 years. I house almost 20 of my own staff at Surf Junction and have also provided housing for businesses that include, Tofino Nature Kids, Black Rock Resort, Ucluelet Brewery, Long Beach Surf Shop, Ucluelet Distillery, Yaya Cafe, Wick'd Surf School, Ucluelet Aquarium and others. So I know full well the challenges of the situation and am working to make it better.

With this application I was never contacted by the applicants, asked if I would support their application or asked for input. My house looks directly at the applicant's property and I will have full view of any campers living there. Looking over the application I see that the applicants are applying to use portable toilets. As a campground owner, I would strongly advise against this. I know the "thwang" and "clunk" of the portable toilet doors well and it's something that most of the surrounding neighbors will be able to hear many times a day within their homes. On top of that, because the applicant's property is located right next to a public park with no public bathroom, I think it would be highly likely that those portable toilets will get used by visitors to the park, and the public will be trespassing on the applicants property. If approved, I would ask that campers be tied into the sewer system on the lot.

As a campground owner that provides both seasonal and long term campsites, I would advise against allowing 3 campers on such residential lots anywhere in Ucluelet. A single camper outside of a house can be easily maintained using the garbage, storage, and utilities of that house. Allowing 3 campers, even seasonally, requires a significant investment in infrastructure on the property to make sure there are no conflicts with wildlife, no unsightly mess, proper garbage disposal, barriers if pets would be onsite, safe drinking water, sewer disposal and safe utilities. Because the applicant's property is located right next to and in direct sight of a public park, these issues are all the more important for the applicants to address before any Temporary Use Application could be considered.

Lastly, my concern is for traffic in the area and around the park. This is a neighborhood full of young families, kids and a park. There have been many instances of cars and large trucks speeding and driving erratically through the Kimoto/Barclay/Amphitrite intersection. Adding more drivers in and out of the area many times a day will add to my worries that a child will get injured there.

In conclusion I am opposed to the application for this property. I do not believe this residential property could support 3 campers without having a very negative effect on the rest of the residents of the neighborhood. Had the applicants asked me for input this is what I would have provided to them.

Thanks,

Nick Haisch
Resident of 920 Amphitrite Place
Owner Surf Junction Campground

Sent from my iPhone

June 11, 2022

Re: Application For A Temporary Use Permit No. TUP22-04

To: The District Of Ucluelet Council

My name is John McQuaid and I own the property at 883 Barkley Place. I purchased the lot in 1999 with the clear understanding that the Edge Subdivision required permanent fixed homes that met a minimum square footage. When the district decided to allow an additional mobile dwelling located on a property with a fixed dwelling to relieve the housing shortage for seasonal workers, I agreed with this decision. In fact, the applicants 878 Barkley Pl. appear to have taken advantage of this with an Airstream Trailer in their driveway providing seasonal accommodations.

Their application for the lot at 912 Barkley Pl. does include a fixed dwelling that meets the covenant for this Subdivision but proposes 3 mobile dwellings on lot which would be a trailer park and negatively changes the character our neighbourhood.

Could the applicants not have these mobile seasonal accommodations located on their Howler's Restaurant Property?

I strongly object to the approval of this application.

John McQuaid

883 Barkley Place, Ucluelet, BC V0R 3A0

To: District of Ucluelet

From: Urgel/Helen Ruel

866 Barclay Place, Ucluelet, B.C.

Re: Temporary Use Permit No. TUP22-04 Meeting - June 14/22 4:00 p.m.

We understand about the housing shortage in Ucluelet. But don't agree the addition of three trailers on a lot in our subdivision is a good idea.

When we purchased our property many years ago, the original plan for the subdivision did not include that lots be used for a number of trailers.

Will change the whole dynamic of our neighborhood, which has single family homes many with young children as well as retired individuals. Definitely family orientated.

There are safety issues, traffic issues, possible wildlife issues. Also possible noise issues.

In addition to the large concentration of homes in our area, we also have tourists with children stopping by to use neighborhood playground (Kimoto Park) exploring the beach and close by trails. Which adds to foot traffic and number of cars. Our roads are not very wide.

There is already an increase in traffic on the roads, as well as unleashed dogs running in the meadow chasing deer and disturbing the natural habitat of waterfowl and resident herons.

If three trailers are allowed, how would you control number of people living in each trailer and if they have pets. How would you know if each person is actually working for the restaurant. Would trailers be removed at end of each season (if not, how would you know if other people haven't moved in) and how long is the season. Ucluelet has a long tourist season.

There might be another piece of property that would be better suited to have three trailers placed on it, where they would blend in better with the surrounding area, and be closer to the restaurant.

Think anyone who has spent time in our subdivision would agree that it wouldn't be suitable to let the Temporary Use Permit to go forward.

Thanks

Urgel and Helen Ruel

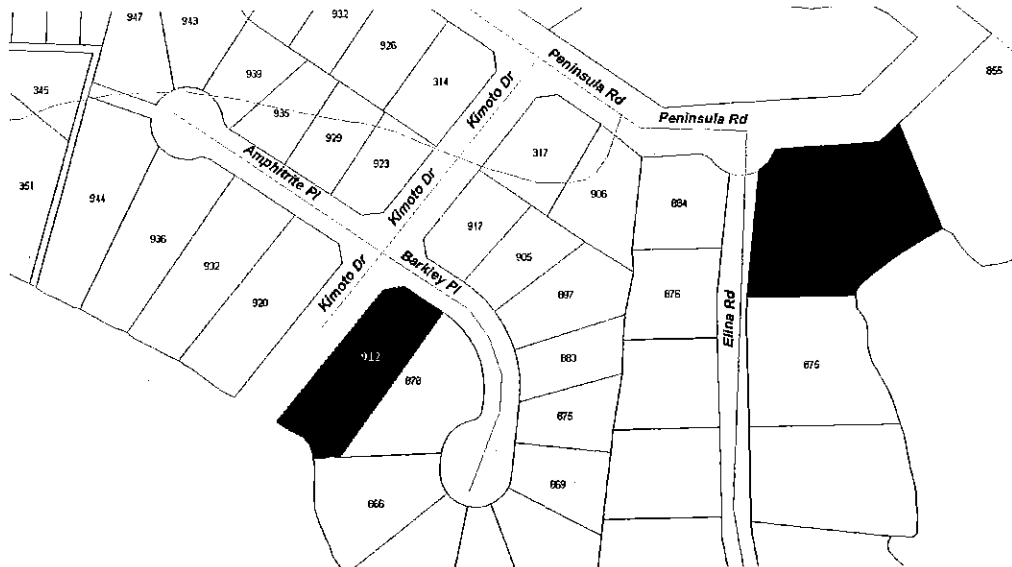
Public Notice – Temporary Use Permit

Pursuant to Section 494 of the *Local Government Act*, public notice is hereby given that the District of Ucluelet will consider the following Temporary Use Permits at a regular meeting of Council held at the Ucluelet Community Centre, located at 500 Matterson Drive, Ucluelet B.C., on **June 14, 2022, commencing at 4:00 p.m.**

Temporary Use Permit No. TUP22-04

Applicant: KENT FUREY; AMIE SHIMIZU **Location:** 912 BARCLAY PL **Legal Description:** PID 023196424, Lot 27, Plan VIP61995, Section 1, Barclay Land District, (SITUATED IN CLAYOQUOT DISTRICT).

Purpose: In general terms, the purpose of this application is to allow three seasonal RV camping space for local workers in the vacant property of 912 Barkley Place of Howlers Restaurant for a period of 3 Years.



Site Map

Anyone who believes this application will affect their interests may make a written submission and/or will be given an opportunity to be heard at the Council meeting as follows:

Participate by Written Submission: All written submissions must include your name and street address. Any submissions dropped-off or mailed to the District office, must be received before the start of the Council Meeting. Written submissions are considered part of the public record pursuant to the *Freedom of Information and Protection of Privacy Act*.

Drop-off at the District Office
200 Main Street
Ucluelet B.C.

Mail
District of Ucluelet
P.O. Box 999, Ucluelet B.C. VOR 3A0

Email
communityinput@ucluelet.ca

Attend the Council Meeting in-person or by Zoom:
Attend In-person
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet
B.C.

If you plan to attend in-person, we ask that you follow all current Provincial Health guidelines and protocols.

Attend by Zoom and Telephone
To attend by zoom or Telephone please visit the upcoming meetings section of the Communicating with Council web page:

<https://ucluelet.ca/community/district-of-ucluelet-council/communicating-with-council>

If you cannot access this web page or need more information on how to participate, please visit the District Office or contact the Corporate Services Department at 250-726-7744 or pmason@ucluelet.ca.

Council Meetings are also live streamed on the District of Ucluelet’s YouTube Channel.

Review the application: The application, permit and other relevant materials may be inspected at the District of Ucluelet office at 200 Main Street from the date of this notice, until the Council Meeting, between regular office hours. COVID-19 protocols apply.

Questions? Contact the District of Ucluelet’s Planning Department at 250-726-7744 or jtowgood@ucluelet.ca.

Add the following correspondence items to Regular Agenda Item 10.7 Tempo...

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: Fwd: Opposition to Temporary Use Permit at 912 Barclay Place
Date: June 14, 2022 9:23:10 AM

[External]

Hi there,

Having just heard back from the District regarding my questions, my revised letter is attached below.

Thank you kindly,
Heather Bettger

Ucluelet Council,

This letter is to express concern and disapproval of the temporary use permit for 912 Barclay, submitted by Kent Fury and Amie Shimizu. **I am not in approval of this project for the following reasons;**

1) When looking to settle in Ucluelet, we specifically sought out a safe, quiet, family friendly, well-kept neighbourhood with residential zoning. We knew once we toured the neighbourhood that this was where we wanted to raise our future family. Since moving here 11 years ago, our decision has been reaffirmed, as we know all of the neighbours and there is a true sense of community in the neighbourhood. It is our opinion that introducing temporary workers to this neighbourhood is unlikely to add to the sense of community that we have helped create.

2) Our three kids very regularly play at the Kimoto playground, located beside 912 Barclay Place. Whereas we have just begun to allow our oldest son to go to the park on his own with friends, we would no longer feel comfortable doing so, knowing that there are now multiple, temporary workers living directly adjacent to the one and only play area at the south end of Ucluelet.

3) Ucluelet's Municipal Planner has informed me that the driveway for this property is proposed to stay where it is currently located. As a neighbourhood that has no sidewalks, this location beside the park has always been the most well used and safest area for neighbourhood kids bike and play most evenings. If you visit the site in question, you will note that the current driveway entrance is right at the gate entrance to Kimoto park, which is unquestionably and highly dangerous. The salmon berry bushes at the side of the driveway result in no way for a vehicle to be able to safely check for children before exiting, or even nosing out of the driveway. If council is not familiar with the location of the driveway in proximity to the park, please visit the site in question, as this one item alone is highly concerning to me and all other parents who frequent this park and constitutes a very real safety hazard for our children. Note that concerns regarding vehicle traffic at this particular intersection were raised with the District last year, yet to my understanding the concerns were not addressed.

4) I have been informed by Ucluelet's Municiple Planner on June 14th that two individuals may reside in each RV. That could amount to 6 temporary workers and potentially 6 more vehicles. The application states that this accommodation is for fishing guides. Given that guides typically leave for fishing at daybreak, this could result in up to 6 vehicles starting up and driving through our quiet, end of the road residential neighbourhood every morning in the summer before sunrise.

5) Under District of Ucluelet Bylaw No. 1164, it is stated under s. 5.3(a)(iv) the requirement to 'provide 'Any consultations the Applicant has undertaken or proposes to undertake with neighbours and the community'. Having reviewed the application in person I noted the Applicants had included the statement 'I have spoken almost all of the neighbours 100 paces around and they have all shown support to our application'. Having personally spoken with the residents of the 5 properties in closest proximity to 912 Barclay myself, I have reason to believe the Applicants statement was false and was meant to mislead the District by proposing there is support when the neighbourhood is overwhelmingly opposed. My understanding is that letters from most of these neighbours have already been submitted, opposing this permit.

6) My understanding from adjacent neighbours is that Bylaw concerns have previously been raised regarding the Applicant's conduct after having moved to this neighbourhood. Concerns regarding late night noise, revving car engines, and fast driving have left me with little confidence that the Applicant will help ensure respectful conduct from their employees who may reside on the site, which is situated between the Applicant's property and the kids park.

7) This lot in question is an Oceanfront lot. Despite the Applicant pointing out that there is 'hedging that covers entire area, providing privacy', they failed to note that the majority of this vegetation is salmonberry, which do not grow to great heights. Given the elevation of some of the surrounding homes, they will have 3 RVs visible in the forefront of their oceanview.

8) Though the application states this property will be used during the summer months, there is nothing holding the applicant to this and nothing prohibiting them from housing numerous employees from their other business outside of tourist fishing season, up to the 6 month maximum.

9) It is my understanding that the Applicant has other properties that could be used to accommodate temporary RVs, situated in areas where early morning noise and traffic will not impact as many residents as it would in a residential area.

Whereas I recognize the need for staff accommodation, this needs to be done in a way that ensures that it will not negatively impact the many existing residents who have chosen this neighbourhood and pay significant property taxes to live in this desirable neighbourhood. For all of the reasons listed above, **we strongly oppose the issuance of a temporary use permit at 912 Barclay Place.**

I appreciate you giving thought to our considerations.

Regards,
Heather Bettger, Dan Smith, Jack, Reef & Benson Smith
932 Peninsula Road, Ucluelet, BC

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: Opposition to Temporary Use Permit at 912 Barclay Place
Date: June 14, 2022 7:22:54 AM

[External]

Ucluelet Council,

This letter is to express concern and disapproval of the temporary use permit for 912 Barclay, submitted by Kent Fury and Amie Shimizu. I am not in approval of this project for the following reasons;

1) When looking to settle in Ucluelet, we specifically sought out a safe, quiet, family friendly, well-kept neighbourhood with residential zoning. We knew once we toured the neighbourhood that this was where we wanted to raise our future family. Since moving here 11 years ago, our decision has been reaffirmed, as we know all of the neighbours and there is a true sense of community in the neighbourhood. It is our opinion that introducing an unknown number of temporary workers to this neighbourhood is unlikely to add to the sense of community that we have helped create.

2) Our three kids very regularly play at the Kimoto playground, located beside 912 Barclay Place. Whereas we have just begun to allow our oldest son to go to the park on his own with friends, we would no longer feel comfortable doing so, knowing that there are now multiple, temporary workers living directly adjacent to the one and only play area at the south end of Ucluelet.

3) Under District of Ucluelet Bylaw No. 1164, it is stated under s. 5.3(a)(iv) the requirement to 'provide 'Any consultations the Applicant has undertaken or proposes to undertake with neighbours and the community'. Having reviewed the application in person I noted the Applicants had included the statement 'I have spoken almost all of the neighbours 100 paces around and they have all shown support to our application'. Having personally spoken with the residents of the 5 properties in closest proximity to 912 Barclay myself, I have reason to believe the Applicants statement was false and was meant to mislead the District by proposing there is support when the neighbourhood is overwhelmingly opposed. My understanding is that letters from most of these neighbours have already been submitted, opposing this permit.

4) I contacted the District on June 8 for clarification around whether there are occupancy or vehicle stipulations that would be tied to this permit. As of the morning of June 14th, I have not yet received a response. My concern is that if there is not an occupancy limit on the 3 proposed RVs, there is no control over the number of people who may live there over the next 3-6 years, and the number of vehicles they may have. If two individuals were to live in each, that would amount to 6 temporary workers and potentially 6 more vehicles. Who is to say there couldn't be 4 workers sleeping in each RV, which would amount to 12 people and potentially 12 vehicles.

5) The application states that this accommodation is for fishing guides. Given that guides typically leave for fishing at daybreak, this will result in vehicles starting up and driving through our quiet residential neighbourhood every morning in the summer before sunrise. Will it be 3 cars driving by or 12? We don't know and have no control over this.

6) My understanding from adjacent neighbours is that Bylaw concerns have previously been raised regarding the Applicant's conduct after having moved to this neighbourhood. Concerns regarding late night noise, revving car engines, and fast driving have left me with little confidence that the Applicant will help ensure respectful conduct from their employees who may reside on the site, which is situated between the Applicant's property and the kids park.

7) This lot in question is an Oceanfront lot. Despite the Applicant pointing out that there is 'hedging that covers entire area, providing privacy', they failed to note that the majority of this vegetation is salmonberry,, which do not grow to great heights. Given the elevation of some of the surrounding homes, they will have 3 RVs visible in the forefront of their oceanview.

8) Though the application states this property will be used during the summer months, there is nothing holding the applicant to this and nothing prohibiting them from housing numerous employees from their other business year round.

9) It is my understanding that the Applicant has other properties that could be used to accommodate temporary RVs, situated in areas where early morning noise and traffic will not impact as many residents as it would in a residential area.

Whereas I recognize the need for staff accommodation, this needs to be done in a way that ensures that it will not negatively impact the many existing residents who have chosen this neighbourhood and pay significant property taxes to live in this desirable neighbourhood. For all of the reasons listed above, we strongly oppose the issuance of a temporary use permit at 912 Barclay Place.

I appreciate you giving thought to my considerations.

Regards,
Heather Bettger, Dan Smith, Jack, Reef & Benson Smith.

June 12, 2022

Chris & Jeannette Garcia
929 Amphitrite Place
Ucluelet, BC
V0R 3A0

Re: Temporary Use Permit TUP22-04

Dear Mayor, Council and District of Ucluelet Planning Department,

Upon first learning about this application through the notice we receive in our mailbox, we feel it's necessary to express our concerns regarding this. Our understanding that one of the requirements necessary is to receive verbal approval from surrounding neighbours. We have not been approached by Kent or Amie to be asked our position about this potential request.

We feel that an RV park, big or small, is not suitable for our location. This is a Cula sac with residential zoned properties and adding RV rentals would be an additional strain. Proper services such as sewer, water and electrical are sanitary and safety concerns in addition to increased wildlife attractants. There is no limit on how many people can live in each unit which could mean that up to four people per unit would add considerable density and an increased amount of traffic/parking issues. This also has the potential to create noise issues with people congregating outdoors as a communal gather place. At this time, we have a number of building projects going one with trades living onsite along with vacation rentals that already add to our density and adding three RV's on one residential building lot is not in the best interest of this neighborhood.

Our understanding is that Kent and Amie have been granted similar permission to have RV's behind Howler's restaurant and we question why this is necessary in addition to that?

We know there is a housing crisis in Ucluelet but putting in a make shift campground on empty residential lots in the community is not the answer to our housing crisis. This creates shanti towns with poor sanitation. Portable porta potties are not a suitable sanitation option. They are for temporary use on building sites, not for long-term living over multiple years. We also question the electrical situation of using generators and extension cords for power in the same capacity are not safe for any residential neighborhoods in Ucluelet.

It's for these reasons that we are not in agreement of this proposal of any amount of RV living in our neighborhood.

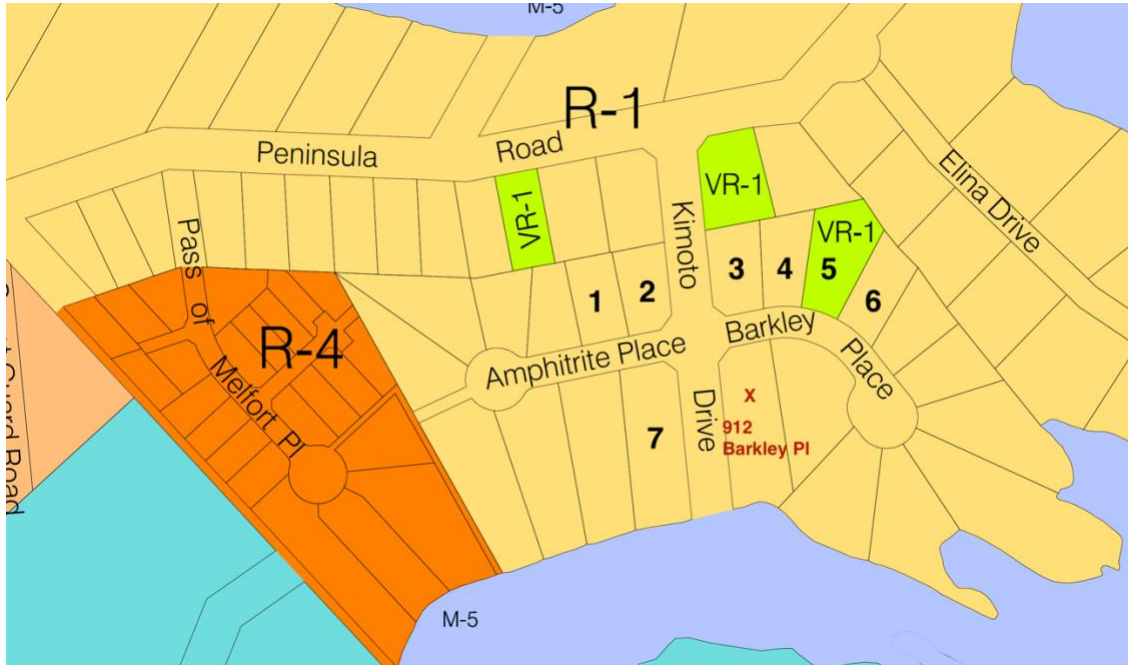
Thanks,

Chris & Jeannette Garcia

From: Laura Noges, 897 Barclay Place, Ucluelet, BC V0R 3A0

Re: Temporary Use Permit No. TUP22-04 - 912 Barclay Pl

Legal Description: PID 023196424, Lot 27, Plan VIP61995, Section 1, Barclay Land District



Screen shot from owners Application letter:

I have spoken almost all of the neighbours 100 paces around us and they have all shown support to our application, I will continue to communicate/canvas the remainder neighbors.

Regards,

Amie Shimizu

May, 1 2022

Every numbered lot on the map above is approximately 100 paces from 912 Barkley Place. Amie Shimizu DID NOT take any initiative to communicate with ANY of the residents in these numbered lots regarding TUP22-04. All residents within 100 paces who strongly oppose are listed below, along with their signatures:

1. Chris Garcia
2. Paul & Nicole Bussey
3. John Greenglass & Robyn Ross
4. Jared Mallory
5. Laura Noges & Daniel Rodriguez
6. John McQuaid
7. Nick & Kaleigh Haisch

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Add the following correspondence items to Regular Agenda Item 10.7 Tempo...

June 13th, 2022

District of Ucluelet
200 Main St
P.O. Box 999
Ucluelet, BC
V0R3A0

Dear District counselors and Mayor

Regarding Temporary land use permit: TUP22-04

My wife and I are opposed to the request for a temporary land use permit put forward in our neighbourhood. In 2016 we purchased our lot located at 923 Amphitrite Pl with our plan to build our dream home in a quiet family neighbourhood close to the ocean. Since then, we have done so, started our family, and now have two beautiful young boys aged 5 and 1yr old.

We feel that the request for three (3) temporary RVs, for **three (3) years** is not the right fit for our neighbourhood. The land should be developed as it is zoned. It should be developed with a single-family home with a secondary rental suite. Not a trailer park business.

If we allow permits like this in the neighbourhood and approve lot rentals for multiple campers for multiple years without the correct civil services, it will lead to contamination, fire hazards, and major conflicts between transient seasonal people and long-term residences.

Thank you for your time,

Paul and Nicole Bussey

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: Temporary Use Permit No. TUP22-04 - OPPOSED
Date: June 13, 2022 8:45:14 PM

[External]

Re: Temporary Use Permit No. TUP22-04

We are local property owners and reside at the below address and am providing written comments related to the Temporary Use Permit: TUP22-04.

We understand that the council is looking for solutions to local worker housing, and that this is an issue that profoundly affects business and tourism in this town. We believe the solution to this issue involves larger scale solutions, and should not rely on local landowners to turn vacant lots into campsites or trailer parks. For the following reasons we believe that this Temporary Use Permit is not a suitable use:

- Additional traffic - the TUP Property is located next to a children's playground, and there are often children playing in the space around the playground in addition to the playground itself. Additional traffic and use could potentially lead to dangerous situations and hazards. It is not clear where the additional daily driven vehicles will park in relation to the RVs and we already have a congested street.
- Additionally, as septic services are required, we have concerns about having portable toilets next to a children's park in the summer. This does not seem to be a good solution to wastewater.
- While the application states that these RV spots will only be used in the summer, the TUP does not require that they are only occupied 6 months of the year, only that they be occupied seasonally, and we are concerned that this will become a year round solution for 3-6 years. Additionally, as the Howler's TUP spots behind the restaurant seem to be occupied outside of times with an active TUP we worry that these will become a permanent fixture in our neighbourhood.

This solution is not compatible with regard to use, design, and operation of this neighbourhood. We do hope that solutions are found to house a larger number of seasonal workers - but turning existing lots in quiet residential neighbourhoods into small scale RV parks is not the solution to this.

Thank you,
Joe Barnett and Ailsa Terry
861 Barkley Place

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: Temporary Use Permit Input
Date: June 13, 2022 12:03:23 AM

[External]

Hello,

We are the owners of 317 Kimoto Drive and would like to offer our input on the proposed temporary use permit by Kent Furey and Amy Shimizu to allow RV housing for seasonal workers on their property at the bottom of Kimoto Drive. We are not in favour of this application. There are a number of reasons for our opposition to the application.

The idea of what is essentially a small RV park/campground does not fit with the family friendly residential neighborhood feel in the Edge subdivision.

Increased traffic, particularly right next to Kimoto park would increase risk for children playing at/near the park

Sanitation, parking, and increased noise from what is essentially three residences on one property would have a negative impact on the neighbourhood

We have had a smaller scale version of this happening in our neighborhood while a house was being built across the street from us when one trailer was set up on the property and would have people 'temporarily' staying on the property. There were issues with noise, parking and overall aesthetic but we didn't lodge any formal complaints as we understood it to be a permissible situation during construction, though it did continue on far longer than it should have. To now ask the neighbourhood to have this same 'temporary' situation, only multiplied three fold at least, is certainly not desirable.

We like Kent, Amy and Khan as neighbours and respect their business interests in wanting to provide temporary housing for seasonal workers but this does not supersede our misgivings around having this type of usage in the location requested in their application.

We hope that the district of Ucluelet will be able to work with the applicants, and others with similar interests, to find not only temporary solutions but also longer term solutions to staff, seasonal and affordable housing options for business owners and residents of Ucluelet but feel that this application is not an appropriate solution to these issues. We are opposed to the application.

Sincerely,
Mike and Jennifer Rhodes
317 Kimoto Dr

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: Temporary Use Permit TUP22-04
Date: June 13, 2022 7:16:42 PM

[External]

We are the registered owners and permanent residents of 844 Elina Rd in Ucluelet. This email will serve as our objection to temporary use permit TUP22-04. Our objection pertains to both the specifics of the proposed development under TUP22-04 and the more general implications regarding appropriate and sustainable development of our community.

Our specific concerns are as follows:

1. The proposed development differs significantly from the land use permitted under current zoning, which was in place when local property owners (including the proponents of TUP22-04) purchased their properties, constructed their homes and, in several cases, established B&B businesses. A permitting variance of this nature will negatively affect local residents' enjoyment of their respective properties (noise, traffic, aesthetics, etc.), will negatively affect the ability of local B&B owners to offer a premium Ucluelet experience and will inevitably affect the value of adjacent properties.
2. The proposed development is directly adjacent to a local park used by children from throughout the district and will present safety concerns due to increased traffic, on-street parking and access-egress requirements.
3. Operating a temporary septic system for a facility of this nature, in an established residential neighbourhood and an ecologically sensitive area, for a period of three years (or more) is an unacceptable proposition. Further, Schedule 3 Temporary Use Permit Conditions is wholly inadequate to address this key aspect of the application.
4. As the TUP is intended to cater to seasonal workers, and the minimum occupancy is only 30 days, it is reasonable to assume that users of the facility will have limited interest in promoting/supporting the quality of life in the neighbourhood.

Our concerns extend well beyond the current TUP request. Ukee has been grappling with a chronic housing deficiency for several years, the consequences of which are increasingly borne by seasonal workers. Adhoc responses like this TUP are not the answer and will only serve to exacerbate the impact on the community. We acknowledge the complexity of this issue, but believe that it is imperative that residential zoning is not sacrificed in pursuit of quick fixes.

Best Regards,

Nancy and Kevin Brown
844 Elina Road

From: [REDACTED]
 To: [REDACTED]
 Subject: Temporary Use Permit 012 Barkley Place, Ucluellet
 Date: June 13, 2022 12:05:11 PM

[External]

To the Mayor and Members of Council of the District of Ucluellet:

We, the homeowners of 947 Amphitrite Place, Ucluellet, strongly oppose the use of the vacant lot at 912 Barkley Place as a seasonal campsite for local workers. This proposed campground is in a residential neighbourhood and is adjacent to a very popular children's playground, frequented daily by the many children in the neighbourhood, as well as a place for parents to socialize while watching their children play. The proposed entrance on Kimoto Rd. would create a safety hazard for children and adults using the facility by increasing traffic in the area. The entrance that has been excavated is directly across from the parking area for the playground.

We were first alerted about the proposal by a neighbour when the applicant had started to clear the site without an excavation permit, and the work was stopped. There didn't appear to be any effort to determine if there were any birds nesting on the site, nor was an environmental assessment done on the property, which is within a hundred metres of the ocean. At that time, no application for the use of this site as temporary worker housing had been received by the District Offices. Emails to the Planning Department confirmed this, and neighbours were told that we would be advised when an application was received, which eventually happened.

The application states that the sites would be for fishermen, not howlers workers, but there are no details as to whether these are commercial fishermen, or sports fishermen. It is our understanding that the purpose behind the temporary use permit is to allow for temporary housing for an employer's seasonal staff, but these workers don't appear to be working at Howlers. The "seasonal" aspect is rather vague. There is no indication as to the timeline when the site will be open for camping, and when it will be closed. Are these campers to be there permanently, or will they be removed after whatever timeline for opening is decided? Where will these fishermen park? It has come to light that the accommodation is to be for a local charter sports fishing company, who have been in business here for some time, and should have by now arranged for their seasonal requirements. On street parking would cause problems for residents who may have friends and family come to visit, not to mention those who come to use the playground.

Parking on the lot would mean that dirt and mud would be tracked out onto the street. Fishermen of any kind come and go all times of day and night, and this will cause noise and disturbance in this family neighbourhood. The presence of a portable toilet next to a children's playground is unacceptable for us. The applicant has stated that he will provide electricity to the campers but has given no details on how they would be connected. Will BC Hydro be installing electrical service to the site? The site is not screened from public view and can be easily seen into from the playground.

While we appreciate that there is a great need for temporary worker housing, and we commend the applicant for attempting to find creative solutions for the problem, we feel that the location for this application is totally inappropriate for this residential area, and a three year time span doesn't create any urgency to find a more permanent solution to our local worker housing crisis.

Attached are photos of the area.

Best regards,
 Ed and Julie Chernis
 947 Amphitrite Place





Add the following correspondence items to Regular Agenda Item 10.7 Tempo...



Add the following correspondence items to Regular Agenda Item 10.7 Tempo...

From: [REDACTED]
To: [Community Input Mailbox](#)
Subject: TUP22-04 Community Feedback
Date: June 12, 2022 9:45:10 AM

[External]

Dear Ucluelet Council,

As a resident of the surrounding area to lot 912 Barclay Place, I am writing this letter to voice my opposition to the requested temporary use permit for 3 seasonal RVs. One of the main reasons we bought and built out home in this neighbourhood, was because of its family orientation and relative quiet. I believe that if this TUP were granted, this would be greatly altered.

My understanding is that the RV camping would be utilized by out of town fishing guides to stay in, as they had previously camped at the lot owners previous camp ground. The RVs not being used as staff housing to actual local residents of the community, provides no positives for our community and feels like a close step to just being more short term rentals.

I have also heard that the lot owner is not planning to plumb in actual sewer for these RVs and only outhouses would be provided for the residents of the RVs. To not provide proper facilities for three years, seems both irresponsible and unseemly for what is a nice and upscale neighbourhood.

Since moving to our neighbourhood we have found it to be a warm and welcoming place, that we feel lucky to raise are infant daughter in. However, the owners of the lot in question have consistently let it be known that they do not care or respect the well being of their neighbours, from consistent noise violations to reckless driving. This gives me no belief that granting this TUP would provide any positives to our neighborhood, furthered by the complete lack of communication taken by the lot owners with their neighbours for this development.

While I understand that our community is in desperate need for staff housing, I do not believe that this temporary use permit in question addresses this issue. I also believe that granting a permit for a campground in a residential neighbourhood, especially without proper sanitation, sets a bad precedent for what can be done on undeveloped land in Ucluelet.

It is for all of the above listed reasons that I strongly oppose the requested Temporary Use Permit and hope the council will take this into consideration when making their decision.

Thank you for your time,
Hannah Nicholls & CC Unger
935 Amphitrite Place

District of Ucluelet

June 11, 2022

RE Temporary Use Permit TUP22-04

To whom it may concern:

I am Dave Nichol, a registered property owner and resident of 322 Pass of Melfort.

I note and commend the District's efforts to alleviate the housing shortage with the Temporary Use Permits policy.

I was given a copy of of the public notice for TUP22-04 from one of my neighbours that lives on Barkley Place and asked to support their objection to this permit.

After reviewing Bylaw No. 1234, 2018 and TUP22-04 I support their concerns and would NOT be in favour of this application.

The following are my concerns:

1. One of the objectives of the by-law is to "maintain a reasonable level of compatibility with surrounding development". I fail to see how allowing 3 RV's to be situated on a lot within a residential subdivision would honour that objective. Especially with a portable toilets being visually distracting.
2. It's very likely that parking will be an issue with that many RV's on one lot. Will the applicant be required to provide parking on the lot as well? Kimoto park is adjacent to the property with 4 parking spots and there is concern that they will be used by the occupants of these RV's.
3. There are also environmental concerns. How will grey water be taken care of? How will power be provided and will it be subject to electrical code requirements?
4. The TUP states the application is for "seasonal" RV camping space. Does that mean the RV's are on site for part of the year and removed and returned each season?
5. Is there guarantees that the people using these spaces are actually employees of Howler's restaurant? Will that be monitored?

In summary I am not in favour of approving TUP22-04. In my opinion I think it will have a negative impact on the surrounding properties and residents. If it does get approved and turns out to be a mistake how difficult and time consuming will it be for the permit to be revoked?

I want to repeat that I commend the District in their attempts to alleviate a serious problem in the community and thank them for their attention to this issue.

Thank you

Dave Nichol