



## DEVELOPMENT PERMIT DP18-07 (Amended 2024)

Pursuant to Part 14, Division 7 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Permit is issued to:

WEYERHAEUSER COMPANY LIMITED

2. This Development Permit applies to and only to those lands within the District of Ucluelet described below and all buildings, structures, and other development thereon:

Lot A, Plan VIP81555, Clayoquot District, except plan VIP84686 and in part of Lot 4, Plan VIP75113, Clayoquot District, District Lot 285, 286 & 473, except Plan VIP80031

3. This Development Permit is issued subject to compliance with all bylaws of the District of Ucluelet.

4. This Permit authorizes the construction of the following improvements on the Lands:

- a. The creation of a subdivision consisting of 33 Single Family Dwelling:
  - i. 16 less than 650.3 m<sup>2</sup>
  - ii. 7 lots greater than 650.3m<sup>2</sup> but less than 1,393.5m<sup>2</sup>
  - iii. 10 Lots greater than 1,393.5 m<sup>2</sup>
- b. The extension of Marine Drive approximately 450m
- c. The extension of Forbes Road and intersection with Marine Drive
- d. The full servicing (underground hydro, potable water, sanitary sewer, storm sewer/French drain) of the subdivision.
- e. Full paved road construction including but not limited to 3.6 lane widths, line painting, traffic signage, parallel parking, cul-de-sac roundabouts as per the Subdivision Services Control Bylaw No. 521, 1989 and the Master Municipal Construction Documents (MMCD). It is acknowledged that an alternative road standard is being used as per Schedule A.
- f. Full Street lighting as per the existing details within the 1<sup>st</sup> phase of the Oceanwest Subdivision but fitted with a LED light source.
- g. Full landscaping of the road boulevard in native species as per the detail of the existing Oceanwest Subdivision.
- h. A paved 2.5m multiuse path on the west side of Marine Drive constructed consistent with the MMCD.
- i. A paved 1.5m pedestrian trail on the south side of Forbes Road consistent with the MMCD.
- j. A paved path on one side of both cul-de-sac's consistent with the MMCD.
- k. Gravel pedestrian trails as per the plans submitted and forming Schedule A.
- l. Crosswalks and crosswalk signage as per the plans submitted and forming Schedule A.
- m. Paved driveway aprons a minimum of 5m from road edge with gravel driveways roughed in.
- n. A gravel parking lot at the terminus of Marine Drive for Wild Pacific Trail parking.

These improvements apply only in the locations indicated, and otherwise in accordance with, the drawings attached to this Permit as **Schedule A**.



- 5. This permit is issued subject to the following conditions:
  - a. Preparation of a Construction Environmental Management Plan by a Qualified Environmental Professional (QEP), including monitoring and reporting by the QEP throughout construction.
  - b. All development must follow the terms, conditions, prescriptions, monitoring, and evaluation of as described in the OceanWest Phase 5 Works Wetland Remediation and Offsetting Plan prepared by Ecofish for Environmental Dynamics dated February 23, 2024.
- 6. The work authorized by this Permit may only be carried out in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws.
- 7. Notice shall be filed in the Land Title Office under Section 503 of the Local Government Act, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
- 8. This Permit is NOT a Building Permit.
- 9. **Schedules "A"** attached hereto shall form part of this Permit. The Municipality's Chief Administrative Officer is hereby authorized to approve minor amendments to the plans provided that such amendments are consistent with the overall character and intent of the original plans.

**AUTHORIZING RESOLUTION** passed by the Municipal Council on the 26<sup>th</sup> day of March, 2019.

AUTHORIZING RESOLUTION passed by the Municipal Council on the 26<sup>th</sup> day of March, 2019.

**IN WITNESS WHEREOF** this Development Permit is hereby executed and issued by the Municipality the 26<sup>th</sup> day of March, 2019.

**AMENDED BY RESOLUTION** passed by the Municipal Council on the \_\_\_ day of \_\_\_, 2024.

**THE DISTRICT OF UCLUELET**

by its authorized signatories:

\_\_\_\_\_

Bruce Greig  
Director of Community Planning



### Schedule A

(May 2024 Amendments)

Newcastle Engineering – Weyerhaeuser Lands Development Phase 5  
Site Plan drawing 0716-004-100 revision 02 Dated March 18, 2024

