



STAFF REPORT TO COUNCIL

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

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 5330-20_ONNI

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

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

FOR INFORMATION:

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

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

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

Respectfully submitted: Bruce Greig, Manager of Community Planning



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

Dear Mr. Greig:

Re: Covenant FB148264 (Former Wyndansea Development)

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

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

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

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

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

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

Thank you again for discussing this matter with us.

Sincerely,



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

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

Nikki Schneider
Provincial Approving Officer

Stefan Yancey
Operations Manager

Jamie Hopkins
District Services Officer