



# DISTRICT OF UCLUELET

---

Excerpts from the April 14, 2021 Regular Meeting Minutes

## 4. ADDITIONS TO AGENDA

- 4.1 **Add "2021-04-12 WPT - Signature Circle" as Correspondence Item 10.1. after page 74 of the Agenda.**
- 4.2 **Add "R - MOTi Letter Re: Florencia Drive" as Appendix C to Report Item 13.2. "Request to Open Florencia Drive and Re-commissioning Municipal Services to Signature Circle; Onni Group" after page 183 of the Agenda.**

## 9 PUBLIC INPUT, DELEGATIONS & PETITIONS

### 9.1 Public Input

#### **Public input via Zoom.**

#### Julian Ling

Mr. Ling is a resident of ACRD Area C and owns a business that operates in Ucluelet. He is also a board member on Tourism Ucluelet and the Wild Pacific Trail Society.

Mr. Ling outlined concerns with the sale of the Signature Circle lots on the Wyndansea property. He noted that the original developer did not fulfil their commitments, and the sale of the Signature Circle lots do not have a community benefit.

#### Barbara Schramm

Ms. Schramm is a resident of Ucluelet and President of the Wild Pacific Trail Society.

Ms. Schramm noted concerns with the sale of Signature Circle lots before community amenities are delivered. She advocated for Florencia Drive remaining closed and the delivery of community amenities, including the Wild Pacific Trail extension on the Wyndansea lands, before the sale of these lots. She also advocated for a comprehensive development plan which applies to the Wyndansea lands including the Signature Circle lots and aligns with the Draft 2020 OCP.

Rob Vrooman

Mr. Vrooman represented of the Onni Group. The Onni Group owns the Wyndansea lands.

Mr. Vrooman noted that the Signature Circle Lots have already been rezoned and subdivided and that the community amenities are negotiated at the time of rezoning not after subdivision. He noted that there will be a process moving forward on their other lands, and there will be negotiations regarding the amenities.

**Public input via email to [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca).**

There was no public input via email.

## 10 CORRESPONDENCE

### 10.1 Wild Pacific Trail Society Letter

*Barbara Schramm, President, Wild Pacific Trail Society*

- *2021-04-12 WPT - Signature Circle*

## 13. REPORTS

### 13.1 Request to Erect Real-Estate Development Sign on Florencia Drive at Peninsula Highway

*Bruce Greig, Manager of Community Planning*

Mr. Greig presented this report. He provided background on Onni Group's request:

- to install a real estate development sign at the corner Florencia Drive and the Tofino/Ucluelet Highway;
- open Florencia Drive; and
- recommission District-owned sewer, water, and street light assets on the Wyndansea property.

Mr. Greig explained the ownership scheme of services on the Wyndansea property and noted the Ministry of Transportation and Infrastructure letter about required improvements before opening Florencia Drive. Mr. Greig outlined some of the work required to recommission District assets on the Wyndansea property, including road works, waterworks, street lighting, and sewer works. Staff will provide costing at a later date.

The Mayor invited Rob Vrooman, a representative of Onni Group, to address Council.

Council discussed recommissioning water and sewer infrastructure on the Wyndansea Property. The following issues were identified:

- The need for a development plan for the entire Wyndansea area, before the sale of any lots;
- Local housing shortages; and
- The failure of the previous owner to deliver amenities.

Mr. Vrooman noted the history of this property and noted that the previous owner might have failed to fulfill their commitments to the District. He also explained that Onni Group typically builds out properties rather than flipping them and intends to negotiate in good faith with the District.

Councillor Kemps noted the size of the project and that she cannot support it without a comprehensive plan. Mayor Noel echoed the need for a comprehensive plan and indicated that the OCP represents the community's interest. He also pointed out concerns with the intersection at Florencia Drive and the Tofino/Ucluelet Highway.

Mr. Vrooman noted that Onni Group intends to improve the intersection but has a report that says improvements are unnecessary.

Councillor McEwen noted that the requests are premature because there is no comprehensive development plan. She also noted the letter from the Ministry of Transportation and Infrastructure regarding the Florencia Drive intersection.

Councillor Hoar noted the need for a comprehensive development plan and echoed concerns regarding the Florencia Drive intersection.

2021.2134.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**

*THAT Council defer consideration pending receipt of new information, to be identified.*

CARRIED.

**13.2 Request to Open Florencia Drive and Re-Commissioning Municipal Services to Signature Circle; Onni Group**  
***Bruce Greig, Manager of Community Planning***

Mr. Greig outlined the recommendations provided in this report and their implications. He also outlined Restrictive Covenant FB148264. He noted that improvements to the intersection of Florencia Drive and Peninsula Road were to have been completed by 2008 and the restrictive covenant appears to provide the District the ability to restrict access to Florencia Drive until improvements to the intersection are completed.

The Mayor argued that Council should consider rezoning the entire property. He noted that there should be a comprehensive development plan in place and community amenities should be provided before any of the Signature Circle lots are sold. Councillor Kemps concurred.

- 2021.2135.REGULAR    **It was moved by Councillor McEwen and seconded by Councillor Hoar**  
*THAT Council direct staff to work with the District Engineers to prepare a report on the cost and timing of providing the requested flushing, testing and re-commissioning of water, hydrant and sewer services for the Signature Circle subdivision, and any changes necessary to current work plans or budget necessary to accommodate the request.*  
CARRIED.
- 2021.2136.REGULAR    **It was moved by Councillor McEwen and seconded by Councillor Hoar**  
*THAT Council direct staff to seek advice from the Municipal Solicitors on the status of the restriction of opening Florencia Drive provided under covenant FB148264.*  
CARRIED.
- 2021.2137.REGULAR    **It was moved by Councillor McEwen and seconded by Councillor Hoar**  
*THAT Council direct staff to continue discussions with the Ministry of Transportation and Infrastructure to understand the Ministry's requirements for ensuring traffic safety at the intersection of Florencia Drive and Peninsula Road.*  
CARRIED.
- 2021.2138.REGULAR    **It was moved by Mayor Noel and seconded by Councillor McEwen**  
*THAT Council direct staff to prepare a zoning amendment bylaw to return the zoning of the CD5A and CD-6 lands, north of Ancient Cedars and the current end of the Wild Pacific Trail, to a Rural zoning designation like they held previously – to, for now, allow a single residential use on large rural lots.*  
CARRIED.