



**REGULAR MEETING OF COUNCIL
Tuesday, October 26, 2021 @ 3:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

		Page
1.	LATE ITEMS	
1.1.	Add the following correspondence as "Appendix D - Public Input Received After October 20, 2021" to Report Item 10.1."Temporary Use Permit 21-17, 254 Boardwalk Boulevard":	3 - 16
	<u>2021-10-21 Cabins West Management</u>	
	<u>2021-10-24 Eeftink</u>	
	<u>2021-10-22 Doupe</u>	
	<u>2021-10-25 Pope</u>	
	<u>2021-10-25 Girard</u>	
	<u>2021-10-26 Samulski</u>	
1.2.	Add "COUNCIL COMMITTEE REPORTS" as Agenda Item 15, including the following subheadings, and renumber the agenda accordingly:	
	15.1 <i>Councillor Marilyn McEwen</i> <i>Deputy Mayor January - March 2021</i>	
	15.2 <i>Councillor Lara Kemps</i> <i>Deputy Mayor April - June 2021</i>	
	15.3 <i>Councillor Jennifer Hoar</i> <i>Deputy Mayor July - September 2021</i>	
	15.4 <i>Councillor Rachelle Cole</i> <i>Deputy Mayor October - December 2021</i>	
	15.5 <i>Mayor Mayco Noël</i>	

Joseph Rotenberg

From: cabinswest@telus.net
Sent: October 21, 2021 11:59 AM
To: Info Ucluelet
Cc: cabinswestadmin@telus.net
Subject: Letter Re: Public Hearing, October 26, 2021, TUP21-17, Reef Point Cottages
Attachments: Letter of Council - Reef Point Landing.pdf

[External]

Please find attached our letter for the above public hearing on October 26th.

Regards,

Tina Ferguson
Cabins West
258 Boardwalk Blvd.
Ucluelet BC V0R 3A0

October 21, 2021

His Worship Mayor Mayco Noel and Council
 District of Ucluelet
 Box 999
 Ucluelet BC V0R 3A0
 info@ucluelet.ca

Dear Mayor Noel and Council:

Re: Public Hearing, October 26, 2021
 Temporary Use Permit No. TUP21-17
 Reef Point Cottages, No 0609823
 254 Boardwalk Blvd.
Lot 29, Section 21, Clayoquot District, Plan VIP66186

We have built and operated a family-run accommodation business (Cabins West) located at 258 and 266 Boardwalk Boulevard since 2006, consisting of four 3-story buildings that contain 8 cabin units in total. Over the years, we have worked hard to build customer confidence in our cabins.

We are writing in response to the proposed Temporary Use Permit (TUP) for the off-site accommodation of four seasonal RV camping spaces for construction workers, and the staging of construction materials on Lot 29 (254 Boardwalk Blvd.) and Lot 26 (the pond lot), for the Reef Point Landing development on Lots 8 and 9 at 239 Boardwalk Boulevard.

To ensure that governance of construction planning extends to the success of all businesses in the vicinity, we ask that Mayor and Council consider all aspects of the TUP and the potential impact on surrounding accommodation providers.

Seasonal RV Camping Spaces:

We understand the initiative taken by Reef Point Cottages to provide four temporary trailers for workers, due to the shortage of available housing in Ucluelet. Lot 26 would be a better alternative to Lot 29. As indicated in the TUP, there is no onsite manager on Lot 29. Lot 26 is located directly across the street from Reef Point Cottages existing office and cabins, where overseeing the trailers would be more practical. Lot 26 would have less visual and noise impact on surrounding properties. Lot 26 also borders the vacant Lot 25 owned by Cabins West.

Screening/Hedging:

We support the developer's inclusion of screening hedging to mitigate negative views from the neighbouring properties. The choice of hedging plants should be arranged prior to the removal of any existing trees or vegetation. We request that this action be added to the District of Ucluelet's Schedule 3 – Terms and Conditions on the TUP.

Safety Concerns:

The Boardwalk Boulevard area is a high-density tourism location during the high season and shoulder seasons. It attracts young families and increased foot traffic during the summer months. Local traffic also increases with hospitality workers. With the completion of the closely located Spring Cove Interpretive Trail, in addition to Terrace Beach, Little Beach and the Wild Pacific Trail; all accessible by foot, more people are walking and exploring this area from Boardwalk Blvd.

Our advertised family-oriented cabins, bordering Lot 29, can house up to 40 guests at full-capacity; many who are children. The proposed crossing location, from the Lot 29 access road exit point to the project site on Boardwalk Boulevard, is close to a visually compromised bend in the road. This crossing could technically become part of the construction site, adding additional heavy equipment traffic turns at entry and exit points. This presents a high risk to pedestrians, especially children. Boardwalk Boulevard is without sidewalks, further increasing the risk. Due to the u-shape design of Boardwalk Blvd., when there are vehicles parked along the sides of the road, constraining the road width; visibility is further impaired. The route crossing by the eastern curve in the road, near the project site, is not direct and will necessitate additional right/left turns, doubling the amount of large truck turns over the 3-year TUP duration.

Page 1 of 3

Add the following correspondence as "Appendix D - Public Input Received ...

Staging of Construction Materials:

Within the framework of staging on a construction site is: road building, stockpiling of materials, building of structures, storing and assembly of building materials, vehicle and equipment storage and other construction activities. As Lots 29 and 26 are not part of the Reef Point Landing development site located at 239 Boardwalk Boulevard, utilizing these lots across (and down) the street will result in the double-handling of building materials, and additional movement of heavy construction vehicles along the proposed access route. The repeated handling of these materials will entail, unloading of materials on Lot 29, stockpiling and possible prefabrication, then re-loading for transport to the main construction site across Boardwalk Blvd.; to be unloaded once again. The proposed offsite staging areas are located beside, behind, and in front of neighbouring accommodation businesses on this popular tourist street. This will emit construction noise levels over and above the fully active operations of the project site.

The 3-year duration of the project, with the additional activity and elevated noise components, from Lot 29, Lot 26 and the access route, will inescapably generate ongoing noise complaints from vacationing guests in the vicinity. The consequences will be negative reviews on social media, reduced future bookings and financial losses for surrounding businesses. The next projects for Reef Point Cottages will be the building of a motel on Lot 29, plus accommodation suites, offices space, and staff accommodation on Lot 26. The combination of these projects could result in upwards of five-plus years of building, and if the TUP is approved; additional unnecessary and excessive amounts of noise exposure-time for surrounding businesses to endure.

The Reef Point Landing site on lots 8 & 9 is a combined 1.3 acres. Being located on the bordering lots of 29 and 26, Cabins West will be directly impacted. With strategic planning, there should be enough room at the development site to control the staging of building materials, equipment and construction vehicles. This would be far safer for tourists and locals utilizing Boardwalk Boulevard.

Because of these significantly untenable points, we strongly oppose the proposed TUP, allowing for staging of building materials, related equipment, and construction vehicles on Lot 29 and/or Lot 26, incurring the need for transport and transfer of materials along the proposed access route. Therefore, we contend that all staging activities should be controlled and contained to the main work site on Lots 8 & 9.

In Closing:

We are pro-development and understand the importance of tourism in the development of our economy. Respect for visitors who have been drawn here through local marketing with the expectation of a positive experience, from a community that cares, is imperative.

We welcome planning processes that focus on good neighbour practices. If the TUP is approved, the very industry that the district is trying to expand will have detrimental impacts on already existing tourism accommodations. The issuance of a TUP should not be advantageous to one company at the financial loss and long-term disruption of other businesses.

We ask mayor and council to minimize any adverse outcomes to our long-standing business and adjacent businesses, as well as safety risks for visitors and residents.

Thank you for your attention and consideration to our concerns.

Respectively submitted,

Cabins West Management
258 Boardwalk Blvd.
Ucluelet BC V0R 3A0
cabinswest@telus.net

Attached: History Clarification (In reference to Appendix A, Pages 54 and 55 of 382)

History Clarification

We are unclear about the relationship between the berm on Lot 29, the current state of the pond on Lot 26; and the Temporary Use Permit 21-17 application.

The following is extracted from the letter written by Cliff McCool to the District of Ucluelet, dated April 16, 2021 (Appendix A, Pages 54 and 55 of 382)

"The original developer of this property (Mark Consigilo) cleared both subject properties (as well as most of the neighbouring lots) in 1998 (+/-). The intent at that time was the construction of a Coast Hotel as part of the then grandiose development plans for the area. Clearly that development was never realized.

During the construction of a neighbouring lot around 2005/06, the owners excavated the lot and, instead of hauling away their overburden, they dumped it on Lot 29 – which they did not own.

Unfortunately, that material created a berm which eliminated the then existing overland drainage course on Lot 29 which in turn created the pond that currently exists on Lot 26."

"This photo is Lot 26 as it exists today. This clearly shows the pond that has been created by the illegal fill as well as the alder trees that have thrived in this environment."

As Cabins West is currently the only completed development on this site, we would like to present the facts relating to our excavation process.

When we purchased Lot 28 in 2005, logs and stumps remained on the lot from the early stages of land clearing, by the original developer of the planned Coast Hotel Development, in 1998.

We keep meticulous records that show the excavation history between September - December 2005 as follows:

- We hired Copcan Contracting to grind logs and stumps for a fee of \$1,300.
- Gforce Excavating was hired for earth excavating for cabin construction in the amount of \$18,276.
- Haulmor Sand & Gravel hauled the excavated material away from the area, approximately 80 - 100 truck loads, at a cost of \$5,906.

Cabins West was not responsible for creating a berm anywhere on Lot 29.

Wild Pacific Waterfront Cabins
277 Broadwalk Blvd
BC, V0R 3A0

October 19, 2021

His Worship Mayor Mayco Noel and Council

200 Main Street
Ucluelet, BC
V0R 3A0

Subject: Public Hearing, October 26, 2021

**Temporary Use Permit No. TUP21-17
Reef Point Cottages, No 0609823, 254 Boardwalk Blvd.
Lot 29, Section 21, Clayoquot District, Plan VIP66186**

Dear Mayor Noel and Council,

I am writing in response to the proposed Temporary Use Permit No. TUP21-17 for the accommodation of four seasonal RV camping spaces for construction workers and the storing/staging of construction materials on Lot 29, in relation to the development of Lot 8 and 9, Plan VIP66186 at 239 Boardwalk Boulevard.

My concerns are:

- **Tourist Safety-** The increase of construction vehicles travelling on Boardwalk Blvd to lots 26 & 29 due to deliveries of building materials relating to the development lots 8 & 9 poses a hazard to tourists because of the limited visibility around the bends and no sidewalk on Boardwalk. A solution for this issue is for all building material directly delivered to lots 8 & 9, which has enough room to store it.
- **Accommodations for Construction Workers-** The proposal of having four trailers for construction workers on lot 29 impacts the visual appearance of the neighbourhood. The lot does not have hookups for trailers, leading to the possibility of the use of generators, which would increase noise disruption. This lot would need proper garbage disposal as well as it could also lead to environmental impacts and an increase in wildlife.

We respectfully ask the mayor and council to consider the negative impact on the neighbourhood, businesses, tourists, local traffic, and the environment.

Sincerely,

Wild Pacific Waterfront Cabins
(Leo & Yvonne Eeftink)



October 22, 2021

**Council - District of Ucluelet Office
Box 999, 200 Main Street
Ucluelet, BC V0R 3A0**

Re: DISTRICT OF UCLUELET COUNCIL MEETING October 26, 2021

Response to
Temporary Use Permit No. TUP21-17

Thank you for the opportunity to provide input into this item. I am the owner of 225 Boardwalk Boulevard.

I STRONGLY OBJECT to this proposal.

Since I live out of province and have not been able to visit my property due to COVID-19, I surveyed others to get some background information that would educate me, as well as to include objective evidence of other community feelings into my thinking. The opinions were consistent. I will provide one of them.

"Cliff has had a bad track record in the community since 1998 for unfinished developments, lengthy delays and many foreclosures. This property has been sitting for 2 years. They have plenty of room onsite to store lumber while they build the different phases and he has room on his trailers that are better placed on the lot across from Reef Point Cottages where they are out of the way of the bulk of the nightly rentals, across from his office operation, Reef Point Cottages, where he can better supervise the workers accommodated in trailers."

Boardwalk Blvd is a destination for vacation housing in British Columbia. Tourists come to this area to do one thing -- RELAX and REJUVENATE. Today in 2021, especially because of COVID-19, we all know that the stress level is high. The construction on Highway 4 (which adds an extra 1 hour to their trip) only adds to their stress. For owners such as myself, it is critical to maintain a setting which supports the need for the guests to recover and for business owners to prevent further losses of revenue.

As an owner who has lost income, it is critical that *the Council support visitors in finding the peace and quiet that they need to restore themselves as well as the health of owners.*



Imagine your own reaction if you arrived to find that as you turn the corner expecting to see, and/or hear the pine trees, the sky, the deer, the ocean, and feel a general sense of peace, you instead see and hear a noisy construction site with RVs, as well as the site storing machines and materials. This would certainly result in a less than ideal vacation, leaving one still feeling stressed, with a note to self not to return to this location.

As a public health physician, I know how important the environment is to the promotion of health. This is increasingly being recognized in the scientific literature. If you require these papers, they are easily available on the web.

RECOMMENDATION:

I would strongly encourage the Council to consider and examine their values as community leaders as well as the science of maintaining green spaces in supporting tourists and Ucluelet businesses' financial health before making their decision.

Thank you for your consideration.

Sincerely,

Lisa Doupe MD DIH DOHS
25 Brendan Rd
Toronto, ON M4G 2X2

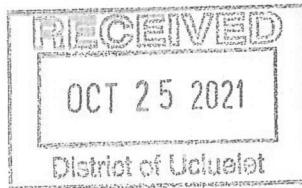
225 Board Walk Blvd
Ucluelet, BC V0R 3A0

Home: [REDACTED]
Cell: [REDACTED]

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I am writing this letter to show my opposition to a Construction Camp Proposal for 2541 Boardwalk BLVD. There are other camp grounds in the area they could use or he could put it in the back of reef Point. Keep it in his own neighbourhood not across the road from me or my neigbours who by the way are in a tourist nighty rental area. I am sure they don't want the noise or disruption of these operations.

Ken Poole & Andree Thompson
2006 - 2021



October 24, 2021

His Worship Mayor Mayco Noel and Council
District of Ucluelet, Box 999, Ucluelet BC, V0R 3A0

Public Hearing, October 26, 2021

Temporary Use Permit No. TUP21-17

Reef Point Cottages, No 0609823, 254 Boardwalk Blvd, Lot 29, Section 21, Clayoquot District, Plan VIP66186

Dear Mayor Noel and Council,

We are writing to voice our concerns regarding the temporary use permit No. TUP21-17 that would allow temporary housing for workers and storage for materials on the lot located at 254 Boardwalk Blvd, for their construction project on Lot 8 & 9.

My main concerns are the following:

- We are running a business that is located directly across the street of the proposed temporary use permit (we are at 253 Boardwalk Blvd). We have already endured the sight of heavy machinery, discarded truck tires, a rusty flat bed trailer parked in the street for months and a worker living in his old van parked on the property. Our house's master bedroom has a direct view on this lot that has been poorly maintained and used for machinery parking for the past few years. Not a scenery visitors are looking for when they come visit Ucluelet. Our zoning is for vacation rental not for construction related purposes. I encourage you to have a look at how it looks now, and to imagine how much worst it would get if the permit was allowed.
- The noise of machinery regularly crossing the street to fetch stored material is again certainly going to hurt our business. We already have had lots of unsatisfied guests with one of our neighbors building project. The development of Lot 8 & 9 will certainly bring lots of guests complaints and spreading this disturbance to the lot in front of our property would be dramatic to us. Our guests are in the right to enjoy their vacation in a quiet and relaxing environment. We cannot understand why could they not use the lot on which the construction is planned, which has plenty of room, to store their building materials, and their many cabins to house their workers in need.
- Boardwalk Boulevard is a small croissant road that is already tricky to drive on, let alone walk on. Adding machinery, parked worker's trucks and constant delivery trucks in the mix would be a serious safety hazard. Many tourists and locals enjoy walking to access the nearby trails or beaches, and walking around machines and traffic around a blind curve is a recipe for disaster.
- Boardwalk Boulevard is CS-5 Zone – Tourist Commercial, it's a nice little street with all cute little colorful vacation rental properties surrounded by nature. It's a very pleasant, quiet and beautiful neighbourhood. Having trailers parked on one of the lots would significantly change the look of our surroundings.

Sincerely,

Sabrina Girard & Arnaud Dagenais,

253 Boardwalk Blvd, Ucluelet

From: [Trevor Samulski](#)
To: [Community Input Mailbox](#)
Subject: Temporary Use Permit No. TUP21-17
Date: October 26, 2021 8:03:18 AM
Attachments: [image001.png](#)

[External]

To whom it may concern,

I am sending this email in regards to the proposed Temporary Use Permit No. TUP21-17. I am the owner of 249 Boardwalk Blvd and am opposed to the temporary use permit. Below are my concerns:

Temporary storage of construction materials on lot 29 will create construction traffic across the road right in front of my vacation rental cabin. This will inevitably cause a mess on the road with dirt off the tires, leaking equipment and spilled materials. Not to mention the potential safety concern with foot traffic of guests walking to Terrace Beach while construction is ongoing. Lots 8 and 9 are plenty big to store materials for construction. Especially considering the site plan showing so much parking space and separate dwellings which can be built in phases and not required to be built as one continuous structure.

Less than 1 minute down the road on Peninsula there is a RV campground that could easily house workers which is walking distance to Lot 8 and 9. There are plenty of accommodations available throughout the town to house workers. They could house workers at Reefpoint, their own development. All other construction projects utilize a mix of local workers and out of town workers. Out of town contractors line up their own accommodations and its not the responsibility of the builder to provide accommodations.

Currently Lot 8 and 9 are used as a dumping ground for dilapidated equipment with little construction happening over the past 2 years. There has been a large trailer parked on the road in front of Lot 29 for an extended period of time last year as well as other random equipment. We need to maintain a professional looking vacation rental area in order to get repeat customers and bolster property values. The development of Lot 8 and 9 will cause significant disruptions to vacationers already. To have a temporary RV park across the street to house workers is just too much. This proposal is a direct threat to the vacation rental businesses in the surrounding area. There are reasonable alternate solutions to housing workers and storing construction materials without the TUP. Considering the speed of construction on Lots 8 and 9, or lack thereof, I have little confidence that this TUP will not get extended past the 3 years.

Reading appendix A the proposal says that they will move soil from Lot 29 and 26 for landscaping use for the Lot 8 and 9 development. This doesn't make sense considering construction sequencing. The soil for landscaping will be required near the end of the construction build. Considering the 3 year duration for this TUP it can be assumed it will be required near the end of the 3 years. This soil will need to be moved from Lot 26 and 29 as the first part of this development but used as the last thing on the other development. Meanwhile they are asking to use this area as laydown for construction materials due to lack of space. It doesn't make sense.

Thank-you for your consideration and time.



Trevor Samulski

Sun Valley Masonry Inc.

President

Phone: 604-853-4263

Fax: 604-853-8955

Cellular: [REDACTED]