



PUBLIC HEARING
Thursday, April 8, 2021 @ 5:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

LATE AGENDA

	Page
1. LATE ITEMS	
1.1. Add the following written submissions to the April 8, 2021, Public Hearing Agenda under item 6.2. after page 289: 2021-04-06 May 2021-04-06 Baird 2021-04-06 Norwood 2021-04-06 Clayton 2021-04-06 Dick 2021-04-06 Clayton - Petition with 119 signatures	3 - 49

West Coast Weddings and Events
P O Box 633, Ucluelet, B.C. V0R 3A0

email: info@westcoastweddingsandevents.com

APR 06 2021

Letter of Support for The Cabins of Terrace Beach Resort

I would like to offer my opinion and support for the proposal in place for The Cabins@ Terrace Beach in respect to my experience in coordinating weddings in Tofino and Ucluelet since 2006.

There are about 500 weddings a year on the West Coast and most of them want to showcase why they love the area to their family & friends. Their idea is usually to want to rent a home and bring in a caterer and have a family gathering with a wedding celebration as a bonus.

Now there are not many places that offer this family visiting weekend with a wedding as a bonus.

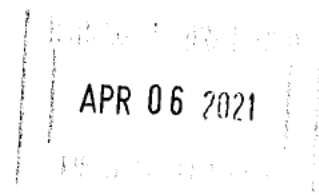
The Lodge @ The Cabins does just this and with a view of our beautiful rainforest and within walking distance to the beach. The Lodge can hold a small wedding ceremony and reception with the family and guests being able to help with the set-up, décor and most importantly hang out and visit like they would at a relative's home. The feel of the Lodge is one of family, friends, and comfort.

The Dining Room is often used as a rain back up plan for the ceremony as well as cocktail hour on the deck weather permitting of course. This gives the staff time to finish putting the final touches on the reception upstairs in the Great Room; thus, allowing the guests to be surprised when they walked up the spiral staircase into the reception all aglow with candles and twinkling lights- ah! The bride's vision has been accomplished!

The advantage is also that there is a health Inspected commercial kitchen onsite and a local catering company must be secured to cater the event thus allowing the family and guests to mingle and enjoy their stay without the added pressure of having to cook as well. I have heard so many times from clients that it was just the perfect location with one common comment- That after the dinner and dancing, it was so nice to just sit and mingle with those who were still awake and unwind reminiscing of how perfect their Wedding day and the whole family visiting weekend had been- like Home from Home and the beginning of many anniversary visits to the Lodge were planned there and then.

Sincerely,

Suzanne May
Owner/Operator
West Coast Weddings and Events



April 5, 2021

To whom it may concern:

In early 2012 I was hired by The Cabins to work on what is referred to as "The Lodge". As I recall this was originally owned/operated by a family and they had somewhat substantially completed the project but then fell on hard times after trying to run it for several years.... I was asked to finish off any areas or items which had not been completed by this previous owner and to also bring the project up to the standards of The Cabins.

At this time the building structure and envelope were complete and it was semi operational, but there were several rooms which had not been finished (flooring, bathroom tile, door and window trim).

The fully functioning commercial kitchen was complete and operational at this time, as were the dining room, public washroom area and the great room. Some of these areas received an upgrade, but only aesthetically.....the function and use was not altered at all.

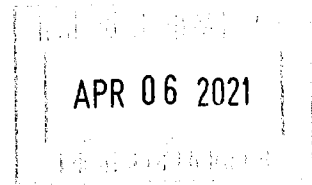
It was apparent to us that the building had been designed and operated as a lodge, not as a Guesthouse.....the commercial kitchen alone speaks to this, as it was designed to host multi person functions (very comparable in size and design to other commercial restaurant projects we have been involved in).

I can say unequivocally that The Lodge was never designed for or intended to be used as a Guesthouse, and at no point did we alter the design or function of the premises in any way to change its use.

Thank you for your time,

Mike Baird
Square One Developments Ltd
Ucluelet, BC
[REDACTED]

FILENO: R220 07
X-REF:



April 4th, 2021

To fellow citizens of Ucluelet, Mayor and council

The purpose of this letter is to show my support for the proposed rezoning and consolidation of lot 37, the lodge, at the cabins at terrace beach.

Having used this facility in the past to do catering of weddings and events when I owned a restaurant in Ucluelet, I can say that the venue was a pleasure to work in with its commercial facilities suitable for both guests and hospitality providers. I believe the addition of such a facility given its size and location would be a welcome addition to the hospitality institutions in Ucluelet. The additional consolidation of the lot in order to provide staff accommodation is completely necessary as this will be an ever increasing problem in the future. Since a hospitality provider is willing to put those accommodations in their future plans, so much the better.

Richard Norwood

April 4, 2021

April 4, 2021

APR 06 2021

Dear Mayor and Council

In reference to the Application to consolidate and re-zone Lot 35 (*The Lodge*) from Guest House and Lot 37 from Residential-Single Family to CS-5 Tourist Commercial

The Purpose:

The purpose of re-zoning Lot 35 (The Lodge) is to legitimize how the property has been operated since the property was acquired nine years ago. While The lodge was designed, built and permitted to operate in its current state it is our intent to ensure that current operations are allowed to continue under a regulatory framework that matches its historical use. We are not seeking to expand the operations however we intend to reduce its impact and make its operations more harmonious by addressing community concerns. The re-zoning will allow us to proceed with investment into these improvements with confidence the operation of the property will be allowed to continue. The re-zoning will allow us to continue operating and marketing the lodge as the west coast accommodation venue as it has become known as locally and around the world. The purpose of re-zoning lot 37 is to consolidate the properties from an operations standpoint and provide for desperately needed affordable staff housing as well as on site management of guests. We intend to enter into a housing agreement With the District of Ucluelet to restrict expansion of Lot 37 and ensure that staff housing remains the primary use.

The Proposal:

Lot 35 - The Lodge

The lodge would remain operating at its current capacity with a restriction on development of the 4th cabin allowed under its existing Guest house Zoning. This serves to offset a portion of the allocation of accommodation units in the lodge building itself. To address concerns over the entrance we will be introducing clear way-finding measures including small scale and clear directional signage at the entrance, a paved driveway apron to reduce noise and control dust, landscape screening by way of cedar hedging, moving the waste bin further into the property and screening it with cedar fence and hedging cedar. Low voltage ground lighting would be installed to direct guests quickly into the property. The beach front portion of the property will be used to connect to the Wild Pacific trail and Terrace Beach which currently terminates at the property line.

Lot 37 - Staff housing/Caretakers Residence

Existing R1 zoning would allow the use of lot 37 to build a home with secondary suite or 3 B&B rooms. However, by rezoning and consolidating this property and entering into a housing agreement with the District of Ucluelet it would protect the use of the property as affordable staff housing as well as restrict the use from becoming another Bed and Breakfast nightly rental. The intention is to provide an additional offset the existing nightly rental use of the Lodge thus reducing the overall number of accommodation units on the two properties combined to within one accommodation unit difference between what the capacity of the two properties are zoned

for and what is proposed. An additional benefit of consolidating Lot 37 with the Lodge property would be the ability to share the existing Lodge driveway and protect the green space corridor between the two residences on either side of the designated driveway alignment rather than clearing it. This green space would be dedicated by way of covenant for a potential future beach access link.

The History:

We acquired the lodge in March of 2012. At that time three cabins, four of the eleven suites, a commercial kitchen, dining room and bar, the great room and bar and two public washrooms were finished and operating, the remaining seven suites were unfinished. A local contractor, Square One Developments was hired to finish the remaining suites and upgrades, since that time no additional suites were added or reconfigured from the original design and layout.

Operations:

The Lodge has been managed and staffed by Go Cabins Vacation Property Management under the brand The Cabins at Terrace Beach in good faith and in a way that the building was designed, built, permitted, and licensed to operate for 9 years.

Accommodation Types:

The lodge is made up of eleven suites and three individual cabins. All suites are adult only, no children or pets, respectfully. Ten suites have a maximum of two guest, one suite has a maximum of six guest and each of the three cabins are family and pet friendly with a maximum of six guest,

Marketing & Positioning:

We have positioned the lodge as a unique "niche" West Coast Accommodation Venue that can host weddings and retreats. We have participated in wedding fairs on Vancouver Island, Outdoor Adventures shows on the lower mainland and invested in many advertising campaigns in multimedia. The lodge has been showcased in many on-line and offline publications, we have hosted travel writers from around the world featuring the lodge and Ucluelet.

Retreats:

Some of the many retreats we have hosted include:

Women's Fly-Fishing & Stream Ecology Workshop Retreat – Central Westcoast Forest Society (CWFS)

Foodie & Cooking retreats

Women Water & Wine retreat

Reunions

Yoga retreats

Corporate retreats

Management & training retreats

PACMOG Morgan (car) Association of Vancouver Island retreat

Family reunions

Meditation retreats

fund in our community.

In Conclusion:

The lodge has proven to be an asset to the community. We wish to continue to provide a world class venue for locals and visitors to enjoy, employment and housing opportunities for workers, and expansion of the Wild Pacific Trail network. We would be proud to continue to contribute along with all other business owners to the long-term sustainability of Ucluelet's tourism industry by balancing the needs of the community's residents, and its visitors in a mutually beneficial manner.

Sincerely,



Ron Clayton
Go Cabins Vacation Property Management Inc

Check In  *Chill Out*  +  +  = 

Book club retreats
 Young Life of Vancouver Island workshop & retreat
 U Vic Law Student retreat
 Song writing workshops
 Birder retreat
 Photography & multimedia workshop
 Tourism Ucluelet workshop
Booking.com workshop
 Many others....

Weddings:

Each wedding we host involves a formal contract between the bride and groom and Go Cabins Vacation Property Management Inc. Including all the necessary permits, event insurance and special occasion licenses.

Every wedding unless an elopement the bride and groom must have a wedding planner. We offer a list of local vendors and encourage the bride and groom to hire local. Some of the many vendors employed while hosting a retreat or wedding at the lodge include.

Wedding planners

Event planners

Caterers

Servers

Bartenders

DJ's

Rentals for tables and chairs

Photographers

Hair Stylists

Make-up Artist

Florists

Marriage Commissioners

Local distillery

Local restaurants

The lodge has proven to be an asset to the community and contributes economic benefits to many local businesses, "there is no other venue like it in Ucluelet".

Employment:

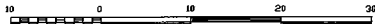
The lodge has been an important contributor to full and part time employment. We have employed hundreds of staff with full and part time job security over the years. Many of our staff were raised in Ucluelet, some of whom were able to qualify for a mortgage and purchase their first home start a family and contribute to our community.

The Municipal and Regional District Tax (MRDT):

Over the past nine years it has been our pleasure to host over 20,000 guests in the lodge from around the world. We have collected and paid to district a total of \$ 106,277.33 in MRDT tax dollars. Everyone benefits from the infrastructure and programs these tourist tax dollars help

Site Plan of:
 Lot 35, Section 21,
 Clayoquot District, Plan VIP64737
 Parcel Identifier: 023-656-255

SCALE - 1 : 5 0 0



All distances are in metres and decimals thereof

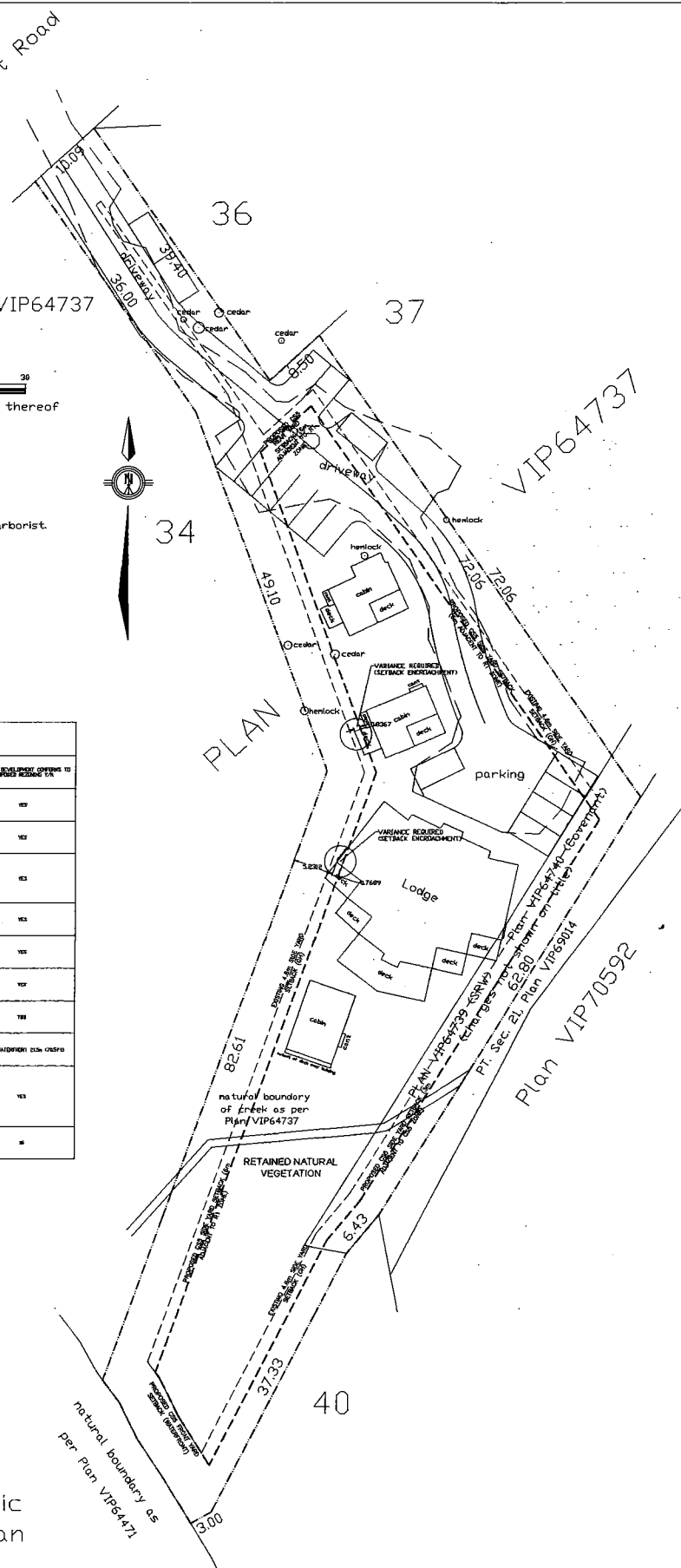
LEGEND

Elevations are on an assumed datum of 50 meters based off of PK Nail on Reef Point Road.
 Tree bases and canopies approximately to scale.
 Contours are descriptive and are accurate to +/- 1/2 meter interval.
 Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

- TRC - denotes cedar tree
- TRH - denotes hemlock tree

The following non-financial changes are shown on the current title and may affect the property.
 EL10310 - Covenant
 EL10354 - Statutory Right of Way
 EL10357 - Covenant
 EL10366 - Statutory Building Scheme
 ES302 - Statutory Building Scheme
 Parcel dimensions shown hereon are derived from Land Title Office records.

DEVELOPMENT SUMMARY			
FRONT	EXISTING ZONING CODE	PROPOSED ZONING CODE	EXISTING DEVELOPMENT COMPATIBLE TO PROPOSED ZONING OR
FRONT YARD SETBACK	MINIMUM - 6m (SEE PLAN) ACCESSORY - 10m (SEE PLAN)	MINIMUM - 6m (SEE PLAN) ACCESSORY - 10m (SEE PLAN)	YES
REAR YARD SETBACK	MINIMUM - 6m (SEE PLAN) ACCESSORY - 10m (SEE PLAN)	MINIMUM - 6m (SEE PLAN) ACCESSORY - 10m (SEE PLAN)	YES
SIDE YARD SETBACK - INTERIOR	MINIMUM - 1.5m (SEE PLAN) ACCESSORY - 1.5m (SEE PLAN)	MINIMUM - 1.5m (SEE PLAN) ACCESSORY - 1.5m (SEE PLAN)	YES
SIDE YARD SETBACK - EXTERIOR	MINIMUM - 1.5m (SEE PLAN) ACCESSORY - 1.5m (SEE PLAN)	MINIMUM - 1.5m (SEE PLAN) ACCESSORY - 1.5m (SEE PLAN)	YES
LOT COVERAGE	8%	8%	YES
MIN LOT SIZE	2000 m ² (SEE PLAN)	N/A	YES
FAR	N/A	0.20	YES
FREESIDE	ONE (SEE PLAN) CONTIGUOUS	ONE (SEE PLAN)	YES - WATERFRONT (SEE PLAN)
MODERN HOUSING	Prohibited Building System: 80% TO 100% OF 2.50 STOREY (SEE PLAN) Accessory: 100% TO 100% OF 2.50 STOREY (SEE PLAN)	Prohibited Building System: 80% TO 100% OF 2.50 STOREY (SEE PLAN) Accessory: 100% TO 100% OF 2.50 STOREY (SEE PLAN)	YES
PARKING	1 space per parking lot area of 1000 m ²	SPACE NOT COUNT FROM AN AREA OF 1000 m ² (SEE PLAN)	NO



PREPARED BY: The Design Centre Ucluelet 7-1920 Lyche Rd. Ucluelet, BC, V0R 3A0 250.786.8777	PROJECT TITLE: THE LODGE AT TERRACE BEACH	REVISION NO: 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 -	DATE: ---	DRAWING TITLE: SITE PLAN
	PREPARED FOR: LOUGHEED ENTERPRISES 102-2455, Holliston Hwy Nanaimo, BC V9T 1K2	SCALE: 1:500m	DATE: 04/04/2020	DRAWING NO: SP-01

Add the following written submissions to the April 8, 2021, Public Heari...

SITE ENTRANCE UPGRADES
CLEAR DIRECTIONAL SIGNAGE
PAVED DRIVEWAY ENTRY
CEDAR FENCE SEPARATION FROM
NEIGHBOURING DRIVEWAY
LOW VOLTAGE GROUND LIGHTING
HEDGING CEDAR SCREEN

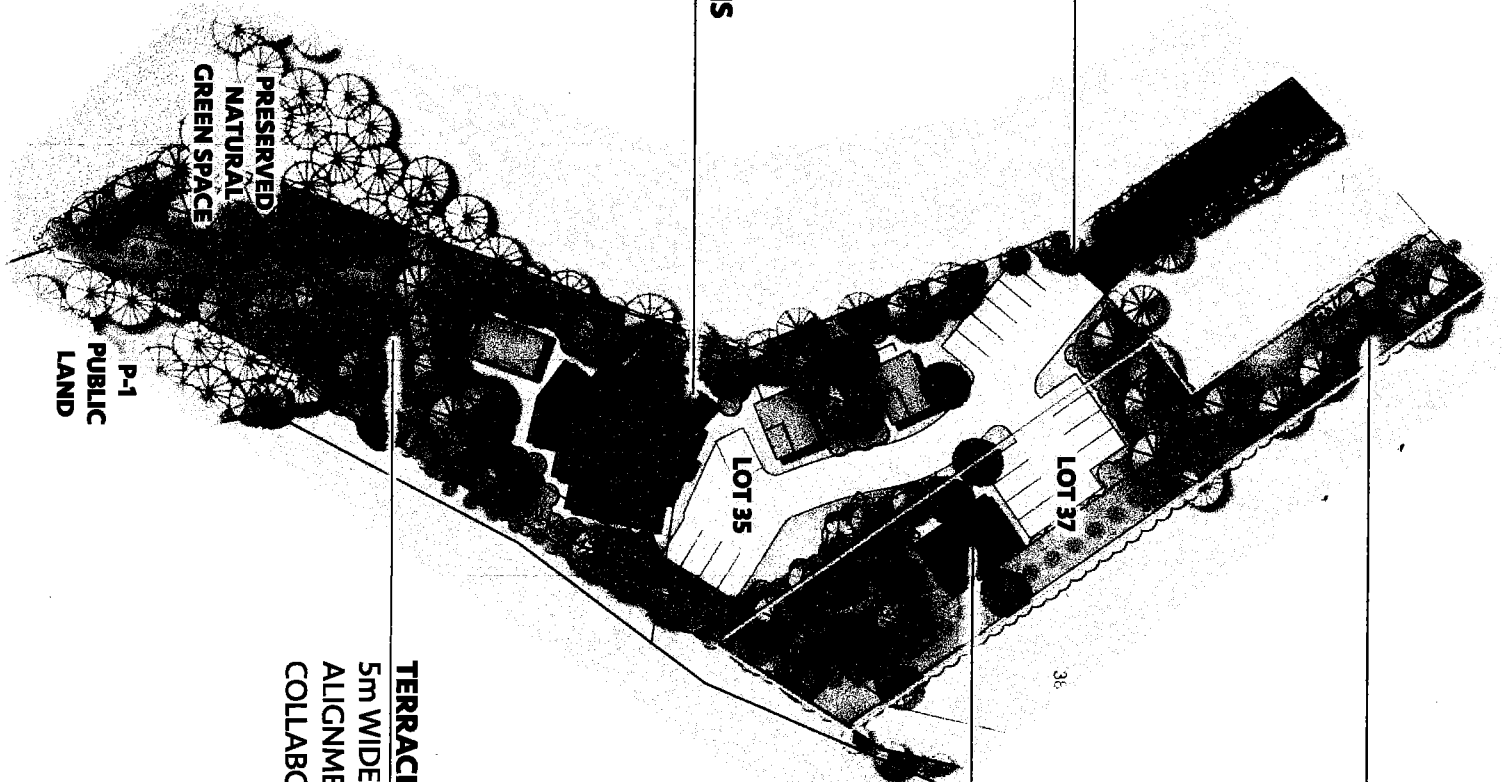
**RELOCATED SECURED WASTE
AND RECYCLING AREA**
FENCED BEAR PROOF ENCLOSURE

EXISTING LODGE AND GUEST CABINS

PROPOSED PUBLIC TRAIL
PRESERVED GREEN SPACE
BEACH ACCESS

MIXED USE
2 STAFF ACCOMMODATION UNITS
OFFICE
LAUNDRY
PARKING

TERRACE BEACH PUBLIC ACCESS
5m WIDE WILD PACIFIC TRAIL CORRIDOR
ALIGNMENT TO BE DETERMINED IN
COLLABORATION WITH THE WPTS



P-1
PUBLIC
LAND

PRESERVED
NATURAL
GREEN SPACE

Andrew & Elisha Dick
338 Reef Point Rd
Ucluelet, BC V0R 3A0
[REDACTED]

April 6, 2021

District Of Ucluelet Planning Department
Ucluelet, BC V0R 3A0
Communityinput@Ucluelet.ca

Dear Sir/Madam

Re: Public Hearing on Bylaw Nos. 1281, 1282
and DVP20-06 for “The Lodge & Staff
Housing” properties in the Reef Point area.

As Owners of Lot 34, 338 Reef Point Road, Reef Point Beach Estates, we are writing to oppose the changes listed above. As we are direct neighbours to this property, we will be directly affected by any changes to the existing zoning for these properties. For the reasons we state below, we request that Council not only reject “The Cabins” rezoning application, but enforce the existing zoning bylaws.

We built on Lot 34, Reef Point Road in 2017, which directly borders “The Cabins”. We chose this beautiful location because the neighborhood is primarily designated Single Family zoning, and because of its proximity to the natural splendour of Terrace Beach. When we purchased our property we fully understood that the neighboring property, Lot 35, was zoned GH, which includes specific restrictions on setbacks, the use of the main dwelling and the number of guests allowed on the property. It wasn’t until after we gained occupancy that we noticed the property owner was not adhering to the existing zoning bylaws and has knowingly continued to operate the property in a non-compliant manner without consequence.

The first thing that gave us pause was the dumpster that sits to the left of our driveway. At the time we were busy with our build and were optimistic that once we

completed, the owner would be considerate and relocate it. That has not happened, and it is still there to greet us and our guests along with garbage and the random bags of dog feces that often drift on to our driveway and into our gardens. After we gained occupancy we immediately noticed the Cabins guests and visitors frequently using our property as a turnaround. We can only assume they are looking for extra parking because overnight street parking has increased. We've had to repair damaged landscaping and post "No Trespassing" signs. In spite of our efforts, this activity continues. For whatever reason, visitors have also blazed their own trail from Lot 35 through to our property causing damage to the natural landscape and impacting our privacy. At times we can smell the unmistakable odour of cigarette and marijuana smoke coming from the neighbouring decks. Late night beach parties are a common occurrence and with them come overnight street parking, street camping and the usual screaming and loud music until the early hours. And as unthinkable as it may seem in this day and age, litter and human fecal matter is regularly found at the foot of our property, on the trails and on the beach. One of the most disturbing and dangerous things we have witnessed on several occasions is watching fireworks exploding through the trees.

We can only see the frequency of this increasing exponentially if the capacity of the cabins and guests is increased. Having hospitality staff housed on site does not instill any confidence that these behaviours will stop. And since municipal bylaw enforcement has failed to address any of these issues for a prolonged period of time, we have no confidence compliance or enforcement of bylaws will occur in the future. If this proposal is permitted to proceed, we believe there will be an increased threat to both the enjoyment of our property and a decrease in our property value.

The developer's approach to this project is also somewhat questionable. First of all, the developer has admitted the property is non-conforming to current zoning, but chooses to continue to operate as usual. This, of course, is to continue to profit during the rezoning process, confident in the fact that there are no consequences.

The requested variances for the main residence and cottage are particularly concerning. During our recent experience constructing our home, we willingly and without complaint, complied with all required zoning bylaws, building permits and inspections. Apparently, the Lot 35 structures were built or have been altered without having to adhere to the same stringent scrutiny that we experienced. We would like a full and transparent explanation of how and why this occurred and what steps the municipality will take to remedy this situation without conceding to

the application being proposed by this non-resident developer. What's more is the very real and very dangerous precedent this could create. It isn't inconceivable that the approval of this application could embolden other local property owners to build non-conforming rentals on their residential lots and then, after the fact, put in a GH or CS-5 rezoning request to similarly remedy their situation.

We are hoping that Council will reject this proposal and enforce the existing bylaws so that local property owners can enjoy the neighborhood they have invested so heavily in. Consider the implications that this application has for Reef Point Estates. It is a decision that has the potential to forever change the character of this neighborhood, impacting many local taxpayers, their families, and equally as important, the cultural heritage and natural beauty of this unique area.

With Respect

Andrew & Elisha Dick

January 24, 2021

APR 06 2021

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

Re: The Lodge/lot 35 and Lot 37 Consolidation and Rezoning, The Cabins at Terrace Beach

Dear Mayor and Council

The purpose of this letter is to inform you that I/we are aware of the proposal to consolidate lot 37 (R1 - Single Family) and the Lodge (GH - Guest House) and Rezone the resulting property to CS-5 – Tourist Commercial.

I am aware that the Cabins at Terrace Beach is zoned CS-5 and the Rezoning of the Lodge/lot 37 properties is in keeping with the areas current uses.

I am aware that the Rainforest Lodge will continue to operate as it has been with no additional accommodation units to be permitted.

I am aware the Lodge/Lot 37 Consolidation and rezoning is part of an overall Master Plan which includes a low density cabin development on top of the existing decommissioned road adjacent to Terrace Beach and two small parcels of previously disturbed land adjacent to Peninsula Road.

I understand that the Lodge/Lot 37 Rezoning is integral to maintaining a low density development on Cabins at Terrace Beach property. Rezoning the Lodge/Lot 37 enables the property owner to dedicate significant public access through the Cabins at Terrace Beach property rather than increased density to offset reduced operations at the Lodge.

I am aware that the proposal includes 2 x 2 bedroom staff accommodation units to be built on lot 37 and will contain resort support uses such as laundry and storage on the basement level.

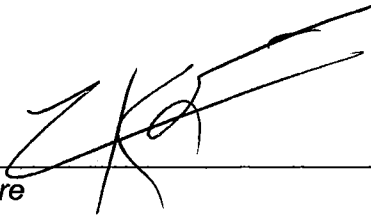
I am aware that the property owners are making a series of public contributions in the form of public trails, lands for public parking and connections to Terrace Beach for residents of Coral Way.

I understand that my signature below indicates my support of this proposal which I believe is a suitable development for the area and will provide the public with tangible benefits including; public parking, beach access, Wild Pacific Trail linkages and reduced density on the adjacent Cabins at Terrace Beach Development.

Thank you
Ron Clayton
Go Cabins Vacation Property Management Inc.

Cody Kaivunen

Name: (Print)



Signature

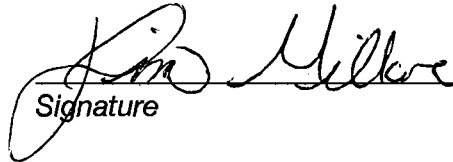
335 Pass of Melfort Plc

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Kimberly Millar

Name: (Print)



Signature

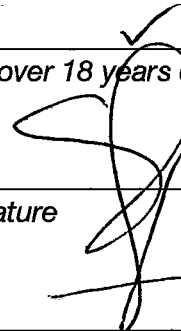
1187 Peninsula Rd.

Ucluelet street address

I am over 18 years of age Yes () No ()

Shelly Fader.

Name: (Print)



Signature

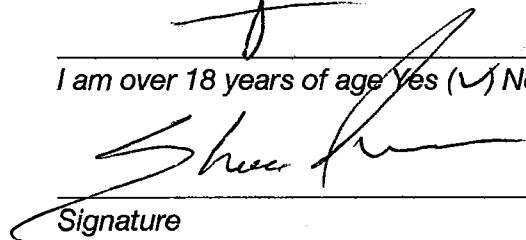
1318 HELEN ROAD

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

SHAVE GREEN.

Name: (Print)



Signature

1318 HELEN ROAD.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Marcie Dewitt.

Name: (Print)



Signature

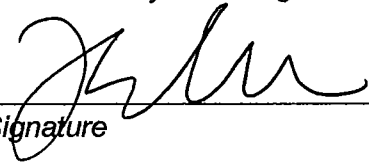
1326 B Helen Rd.

Ucluelet street address

I am over 18 years of age Yes () No ()

Jillian Edwards

Name: (Print)



Signature

1366 Helen Rd.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Tracy Eeftink
Name: (Print)

Tracy Eeftink
Signature

1091 Helen Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Ted Eeftink
Name: (Print)

Ted Eeftink
Signature

1091 Helen Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Ian Riddick
Name: (Print)

Ian Riddick
Signature

1382 EDWARDS PL
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Heather Riddick
Name: (Print)

Heather Riddick
Signature

1382 Edwards Pl
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Paulette Bellavance
Name: (Print)

Paulette Bellavance
Signature

1462 Victoria Rd.
Ucluelet street address

S. May
I am over 18 years of age Yes (✓) No ()

Suzanne May
Name: (Print)

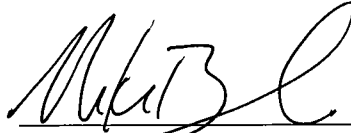
Suzanne May
Signature

1260 Peninsular Rd
Ucluelet street address

I am over 18 years of age Yes () No ()

Mike Baird

Name: (Print)



Signature

1780-B Larch Rd.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

KEVIN BRADSHAW

Name: (Print)



Signature

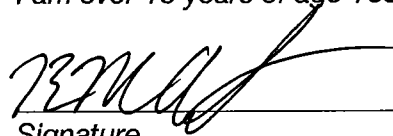
1646 LARCH RD

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Regan Arsenault

Name: (Print)



Signature

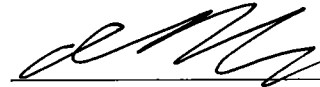
437 Marine dr.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Cody Williams

Name: (Print)



Signature

411 ORCA

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Caleb Campean

Name: (Print)



Signature

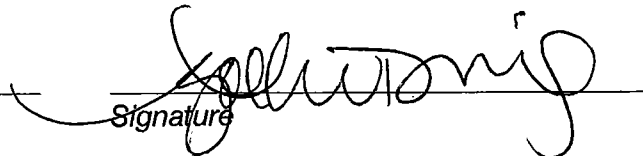
1387 Edwards Place

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Zoe Ludwig

Name: (Print)



Signature

1796 Rainforest Lane

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

L. J. DZIAMA
Name: (Print)

L J Dziama
Signature

396 PACIFIC CRESCENT
Ucluelet street address

I am over 18 years of age Yes () No ()

Kevin Cortes.
Name: (Print)

[Signature]
Signature

1327 Edwards Place
Ucluelet street address

I am over 18 years of age Yes () No ()

Udo Kerch
Name: (Print)

[Signature]
Signature

200 Hemlock St
Ucluelet street address

Udo Kerch
I am over 18 years of age Yes () No ()

Lynette Dawson Summerfeldt
Name: (Print)

L Dawson
Signature

1784 Cypress
Ucluelet street address

I am over 18 years of age Yes () No ()

Katherine Cooper
Name: (Print)

Katherine Cooper
Signature

1785 Cypress Rd.
Ucluelet street address

I am over 18 years of age Yes () No ()

Tom Fode
Name: (Print)

[Signature]
Signature

250 MAIN STREET, UCLULET
Ucluelet street address BC

I am over 18 years of age Yes () No ()

Sherri Thompson
Name: (Print)

Sherri Thompson
Signature

1527 Peninsula Rd.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Zane Nilson
Name: (Print)

[Signature]
Signature

403 ORCA CRES.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

NATASHA KRAJC
Name: (Print)

[Signature]
Signature

11031 BAY STREET
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Rebecca Kobetich
Name: (Print)

[Signature]
Signature

250 Hemlock Street
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Diana Uy
Name: (Print)

[Signature]
Signature

1893 Cedar Grove Place.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

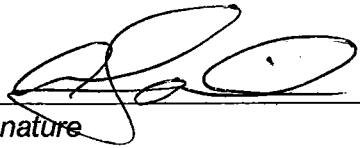
JENNIFER CANRINUS
Name: (Print)

[Signature]
Signature

1-1332 ERBE RD.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

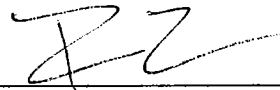
Adele Larkin
Name: (Print)


Signature

596 Marine Drive
Ucluelet street address

I am over 18 years of age Yes (X) No ()

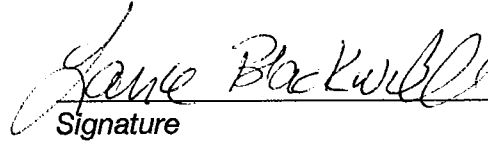
Rick Lim
Name: (Print)


Signature

1399 Peninsula Rd.
Ucluelet street address

I am over 18 years of age Yes (X) No ()

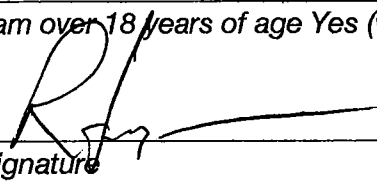
LANCE BLACKWELL
Name: (Print)


Signature

131 GARDEN ST.
Ucluelet street address

I am over 18 years of age Yes (X) No ()

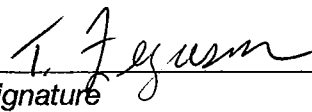
ROB FERGUSON
Name: (Print)


Signature

962 PENINSULA RD.
Ucluelet street address

I am over 18 years of age Yes (X) No ()


Tina Ferguson
Name: (Print)


Signature

962 Peninsula Rd
Ucluelet street address

I am over 18 years of age Yes (X) No ()

John Harkin
Name: (Print)


Signature

651 Rainforest dr
Ucluelet street address

I am over 18 years of age Yes (X) No ()

Carmen Sarah Edwards

C.S. Edwards

Name: (Print)

Signature

1589 Peninsula Rd

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Brent Hohlweg

Name: (Print)

Signature

876 Elina Rd

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

SANDRA HENDER

Name: (Print)

Signature

876 ELINA RD

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Paul Freimuth

Name: (Print)

Signature

1843 Cedar Grove Place

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Amy Cameron

Name: (Print)

Signature

#304 Marine Dr.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Christine Brice

Name: (Print)

Signature

#5-1970 Lyche Rd

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Jennifer Hewelman

Name: (Print)


Signature

231 Otter St.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Geoff Hewelman

Name: (Print)


Signature


231 Otter St.

Ucluelet street address

I am over 18 years of age Yes (X) No ()

Marie-Pier Anctil

Name: (Print)


Signature

2470 Pacific rim Hwy, Ucluelet

Ucluelet street address

I am over 18 years of age Yes (X) No ()

AMBER PERKOVICH

Name: (Print)


Signature

970 PENINSULA RD

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Emma Van Tol

Name: (Print)


Signature

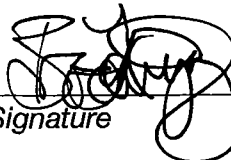
250 Hemlock St, Ucluelet

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Brook Lovejoy

Name: (Print)


Signature

333 Pass of Melfort Pl.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

DANN SUTRAPPANO
Name: (Print)
Quintus

[Signature]
Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Ken Ludlow
Name: (Print)

[Signature]
Signature

1312 Eber Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Julie Corlazzoli
Name: (Print)

[Signature]
Signature

1312 Eber Road
Ucluelet street address

I am over 18 years of age Yes () No ()

Adam Howe
Name: (Print)

[Signature]
Signature

1527 Peninsula Rd
Ucluelet street address

I am over 18 years of age Yes (X) No ()

SIVARAM VEERANKI
Name: (Print)

[Signature]
Signature

1406 Imperial Lane
212 Main St Ucluelet BC.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

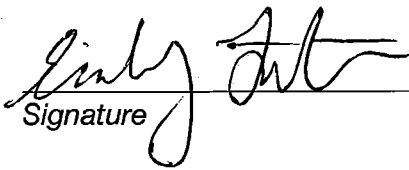
Matthew Lougoy
Name: (Print)

[Signature]
Signature

333 Pass of melfort place
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

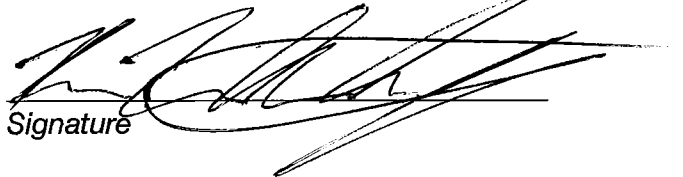
Emily Fulton
Name: (Print)


Signature

1627 Holly Crescent
Ucluelet street address

I am over 18 years of age Yes (✓) No ()


Thomas Trauttmansdorf
Name: (Print)


Signature

1627 Holly Crescent
Ucluelet street address

I am over 18 years of age Yes (✓) No ()


Lindsay Kerdman
Name: (Print)


Signature

386 Pacific Cres.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()


Alex Grablewicz
Name: (Print)


Signature

386 Pacific Crescent
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Janelle Hopalainen
Name: (Print)


Signature

324 Forbes RD
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Sylvanna Corlazzoli
Name: (Print)


Signature

1214 Peninsula rd.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Shannon Bernard

Name: (Print)



Signature

1695 Larch Rd, Ucluelet, BC

Ucluelet street address

I am over 18 years of age Yes () No ()

Gerry Bernard

Name: (Print)



Signature

1695 Larch Rd, Ucluelet, BC

Ucluelet street address

I am over 18 years of age Yes () No ()

Lori Larsen

Name: (Print)



Signature

1695 Larch Rd. Ucluelet, BC

Ucluelet street address

I am over 18 years of age Yes () No ()

Angie Roussin

Name: (Print)



Signature

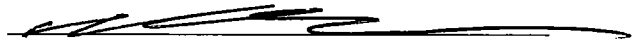
324 Forbes Rd.

Ucluelet street address

I am over 18 years of age Yes () No ()

ROGER HARVEY

Name: (Print)



Signature

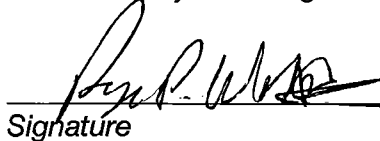
324 Forbes Rd.

Ucluelet street address

I am over 18 years of age Yes () No ()

Bryan Wackett

Name: (Print)




Signature

1972c Peninsula rd

Ucluelet street address

I am over 18 years of age Yes () No ()

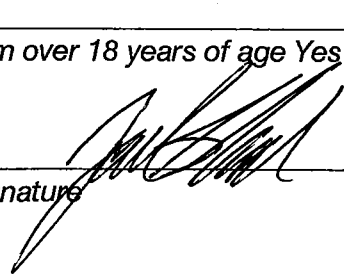
Jessie Arthurs
Name: (Print)


Signature

1684 Holly Crest
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

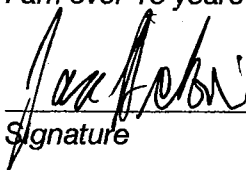
Joel Sked
Name: (Print)


Signature

432 Humpback Pl.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

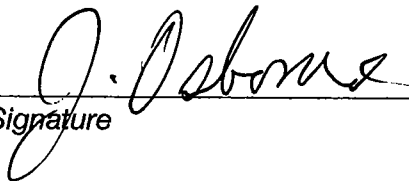
Tara Archie
Name: (Print)


Signature

257-Albion Cress
Ucluelet street address

I am over 18 years of age Yes (✓) No ()


Jamie Osborne
Name: (Print)


Signature

257-Albion Cress.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Melissa Payne.
Name: (Print)


Signature

335 Pass of Melfat Pl.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Anthony Rugh
Name: (Print)


Signature

1498 Victoria rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

LNIELSEN
Name: (Print)

[Signature]
Signature

1373 PINERD
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Courtney Johnson
Name: (Print)

[Signature]
Signature

1932 Peninsula Rd. (UP)
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Berry Edge
Name: (Print)

[Signature]
Signature

1932 Peninsula Rd (near)
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Mike Pandurang
Name: (Print)

[Signature]
Signature

1136 Coral way
Ucluelet street address

I am over 18 years of age Yes (X) No ()

David E Edwards
Name: (Print)

[Signature]
Signature

1366 1358 Helen Rd
Ucluelet street address

[Signature]
I am over 18 years of age Yes (X) No ()

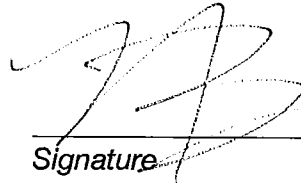
EMMA PAVELEY
Name: (Print)

[Signature]
Signature

554 MARINE DRIVE #204
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Nicole Little Breay
Name: (Print)


Signature

1426 Victoria Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

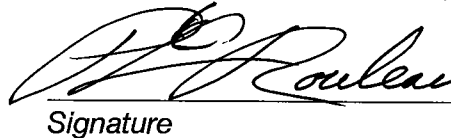
Melissa Hardy
Name: (Print)


Signature

386 Yow Street
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

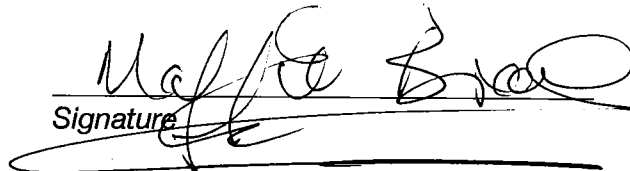
LOUIS ROULLEAU
Name: (Print)


Signature

944 PENINSULA RD.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

MAGGIE BROWN
Name: (Print)


Signature

936 AMPHITRITE PLACE
Ucluelet street address

I am over 18 years of age Yes (x) No ()

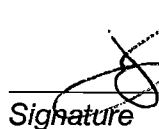
Jamie Bone
Name: (Print)


Signature

1356 Pine Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

FRANÇOIS PILON
Name: (Print)


Signature

423 MARINE DRIVE
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Kira O'Neill
Name: (Print)

K. O'Neill
Signature

2310 Otter Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Darcey Bouvier
Name: (Print)

[Signature]
Signature

8-1545 Larch Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Sierra Griffin
Name: (Print)

[Signature]
Signature

1589 Peninsula Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

[Signature] Kelby Besse
Name: (Print)

[Signature]
Signature

1589 Peninsula Rd
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Tanya Dittkowski
Name: (Print)

[Signature]
Signature

1950 Cynamockard.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Andrew Hoine
Name: (Print)

[Signature]
Signature

1950 Cynamocka Rd
Ucluelet street address

I am over 18 years of age Yes (X) No ()

Scott Riddell SRiddell
Name: (Print) Signature

1861 St Jacques Blvd
Ucluelet street address I am over 18 years of age Yes () No ()

Penelope Johnson [Signature]
Name: (Print) Signature

1861 St Jacques Blvd
Ucluelet street address I am over 18 years of age Yes () No ()

Ryan Cameron [Signature]
Name: (Print) Signature

1971 Harbour Drive unit 801
Ucluelet street address I am over 18 years of age Yes () No ()

Emilie Bolytner [Signature]
Name: (Print) Signature

689 Rain forest Drive
Ucluelet street address I am over 18 years of age Yes () No ()

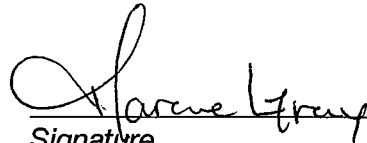
Adam Glen [Signature]
Name: (Print) Signature

780 Odyssey
Ucluelet street address I am over 18 years of age Yes () No ()

Name: (Print) Signature

Ucluelet street address I am over 18 years of age Yes () No ()

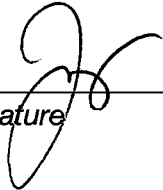
Marcie Gray
Name: (Print)


Signature

1190 Rupert Rd.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()


JUDY GRAY
Name: (Print)


Signature

506 MARINE DR.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

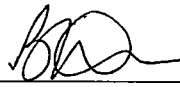
Katherine Loiselle
Name: (Print)


Signature

859 Lorne White Place.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Betty Winpenny
Name: (Print)


Signature

345 Yew St.
Ucluelet street address

I am over 18 years of age Yes (✓) No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

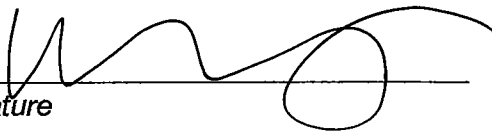
Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

LILY VERNEY-DOWNEY

Name: (Print)


Signature

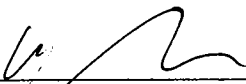
1714 Peninsula Rd.

Ucluelet street address

I am over 18 years of age Yes () No ()

Vern Bar

Name: (Print)


Signature

1714 peninsula rd.

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Kathy deVries
Name: (Print)

K. deVries
Signature

1282 Rupert Rd.
Ucluelet street address

Yes
I am over 18 years of age Yes () No ()

John deVries
Name: (Print)

John deVries
Signature

1282 Rupert Rd
Ucluelet street address

Yes
I am over 18 years of age Yes (✓) No ()

Cathy deVries
Name: (Print)

[Signature]
Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

GEORGE LYONS
Name: (Print)

[Signature]
Signature

190 ALDER ST
Ucluelet street address

YES
I am over 18 years of age Yes () No ()

~~LUCIA LYONS~~
Name: (Print)

[Signature]
Signature

~~190 ALDER ST~~
Ucluelet street address

YES
I am over 18 years of age Yes () No ()

Lucia Lyons.
Name: (Print)

[Signature]
Signature

190 Alder St
Ucluelet street address

yes
I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

Name: (Print)

Signature

Ucluelet street address

I am over 18 years of age Yes () No ()

January 24, 2021

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

Re: The Lodge /Lot 37 Consolidation and Rezoning, The Cabins at Terrace Beach

Dear Mr Greig

The purpose of this letter is to inform you that I am aware of the proposal to consolidate Lot 37 (R1 - Single Family) and the Lodge (GH - Guest House) and Rezone the resulting property to (CS5 - Tourist Commercial).

I am aware that the Cabins at Terrace Beach is zoned CS5 and the Rezoning of the Lodge/lot 37 properties is in keeping with the area's current uses.

I am aware that the Lodge will continue to operate as it has been with no additional accommodation units to be permitted.

I am aware the Lodge/Lot 37 Consolidation and rezoning is part of an overall Master Plan which includes a low-density cabin development on top of the existing decommissioned road adjacent to Terrace Beach and two small parcels of previously disturbed land adjacent to Peninsula Road.

I understand that the Lodge/Lot 37 Rezoning is integral to maintaining a low-density development on Cabins at Terrace Beach property. Rezoning the Lodge/Lot 37 enables the property owner to dedicate significant public access through the Cabins at Terrace Beach property rather than increased density to offset reduced operations at the Lodge.

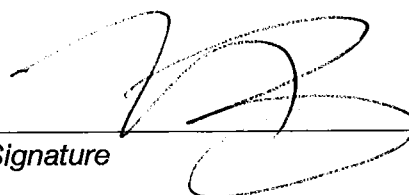
I am aware that the proposal includes 2 x 2-bedroom staff accommodation units to be built on lot 37 and will contain resort support uses such as laundry and storage on the basement level.

I am aware that the property owners are making a series of public contributions in the form of public trails, lands for public parking and connections to Terrace Beach for residents of Coral Way.

I understand that my signature below indicates my support of this proposal which I believe is a suitable development for the area and will provide the public with tangible benefits including public parking, beach access, Wild Pacific Trail linkages and reduced density on the adjacent Cabins at Terrace Beach Development.

Thank you
Ron Clayton
Go Cabins Vacation Property Management Inc.

Nicole Little - Beay
Name: (Print)


Signature

1426 Victoria Rd
Ucluelet street address

I am over 18 years of age Yes (X) No ()

Add the following written submissions to the April 8, 2021, Public Heari...

January 24, 2021

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

Re: The Lodge /Lot 37 Consolidation and Rezoning, The Cabins at Terrace Beach

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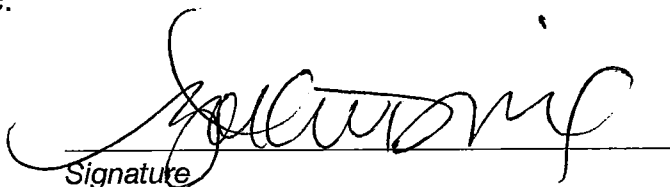
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Thank you
 Ron Clayton
 Go Cabins Vacation Property Management Inc.

ZOE LUDWIG
 Name: (Print)


 Signature

1796 Rainforest Lane
 Ucluelet street address

I am over 18 years of age Yes No ()

Add the following written submissions to the April 8, 2021, Public Heari...

January 24, 2021

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

Re: The Lodge /Lot 37 Consolidation and Rezoning, The Cabins at Terrace Beach

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Thank you
 Ron Clayton
 Go Cabins Vacation Property Management Inc.

LOUIS ROULLEAU
 Name: (Print)


 Signature

944 PENINSULA RD.
 Ucluelet street address

I am over 18 years of age Yes () No ()

Add the following written submissions to the April 8, 2021, Public Heari...

January 24, 2021

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

Re: The Lodge /Lot 37 Consolidation and Rezoning, The Cabins at Terrace Beach

Dear Mr Greig

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Thank you
Ron Clayton
Go Cabins Vacation Property Management Inc.

Jamie Bowe

Name: (Print)

Signature



1356 Pine RD

Ucluelet street address

I am over 18 years of age Yes (X) No ()

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Thank you
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 Go Cabins Vacation Property Management Inc.

MAGGIE BROWN
 Name: (Print)

Maggie Brown
 Signature

936 AMPHITRITE PLACE
 Ucluelet street address

I am over 18 years of age Yes (X) No ()

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Thank you
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 Go Cabins Vacation Property Management Inc.

TRAUTS ROULFAU
 Name: (Print)

[Signature]
 Signature

1640 HARBOUR DRIVE
 Ucluelet street address

I am over 18 years of age Yes () No ()

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 Ron Clayton
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KEVIN BRADSHAW
 Name: (Print)


 Signature

1686 LARCH ROAD
 Ucluelet street address

I am over 18 years of age Yes () No ()

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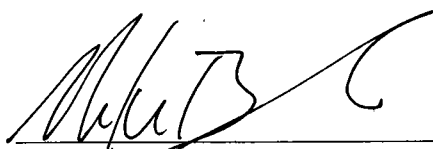
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Thank you
 Ron Clayton
 Go Cabins Vacation Property Management Inc.

Mike Baird

Name: (Print)


 Signature

1780-B Larch Rd.

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

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 Go Cabins Vacation Property Management Inc.

Melissa Hardy
 Name: (Print)

Melissa Hardy
 Signature

386 Yew street

Ucluelet street address

I am over 18 years of age Yes (✓) No ()

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