



**REGULAR MEETING OF COUNCIL
Tuesday, August 17, 2021 @ 3:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

	Page
1. LATE ITEMS	
1.1. Add "2021-08-16 Belanger" and "2021-08-16 Turner" to Report Item No. 12.3.1 "Correspondence Regarding the Cabins Development Variance Permit DVP21-02" after page 149 of the Agenda. 2021-08-16 Belanger 2021-08-16 Turner	3 - 12
1.2. Replace "Appendix B - Development Permit DP20-07" to Report Item 12.3. "1082 Peninsula Road - The Cabins at Terrace Beach: Development Variance Permit DVP21-02 & Development Permit DP20-17" at Agenda page 104 with Appendix B - Development Permit DP20-17 - Revised	13 - 21

Joseph Rotenberg

From: Michelle Belanger [REDACTED]
Sent: August 16, 2021 8:24 AM
To: Community Input Mailbox; Info Ucluelet
Cc: Mayco Noël; Rachele Cole; Jennifer Hoar; Lara Kempes; Marilyn McEwen; Bruce Greig; John Towgood
Subject: Re: Written Submission for August 17, 2021 Council Meeting
Attachments: 2021-08-15 Written Submission to Council - R.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[External]

We are writing once again, with respect to the proposed Terrace Beach development by "Go Cabin Vacation Property Management Inc."

We implore Council to follow Mr. Bruce Greig's advice and defer a decision on this DVP application until adequate public consultation has taken place. Regrettably, this has not yet happened:

1. The Public Notice re the new proposal was only delivered to the 5 or so properties within a 100m radius from the subject property. Given that the Terrace Beach municipal park is the nearest land parcel, and that this is a **community asset**, we feel strongly that members of the general public in Ucluelet are entitled to consultation as well.
2. The details of the proposal (75 pages) were not published until Friday, August 13 (2 business days before the Council Meeting). We are in a pandemic, and many are away on summer vacation. The meeting itself is taking place during business hours, when most people are at work.
3. The proposal is substantively different from the one that was initially presented in January. Among other things, the 13 proposed cabins are now 13 "motel building" duplexes. This is not indicated in the Public Notice, but buried in the 250-page agenda for the Council Meeting.

Terrace Beach North is one of the last unspoiled natural areas in Ucluelet. Please help us to preserve it.

Respectfully,

Michelle Belanger and Mike Foy
 346 Reef Point Road
 [REDACTED]

Michelle Belanger & Mike Foy
346 Reef Point Rd
Ucluelet, BC VOR 3A0



August 15, 2021

Mayor and Council
District of Ucluelet
Box 999, 200 Main Street
Ucluelet, B.C. VOR 3A0

communityinput@ucluelet.ca

Dear Sir/Mesdames:

Re: **1082 PENINSULA ROAD – THE CABINS AT TERRACE BEACH:
DEVELOPMENT VARIANCE PERMIT DVP21-02 &
DEVELOPMENT PERMIT DP20-17**

As owners of Lot #33 (346 Reef Point Rd), we are writing to voice our strong opposition to the granting of Development Variance Permit DVP 21-02, and to request that a decision on the granting of DVP21-02 and DP20-17 be deferred until there has been an adequate opportunity for consultation with the public-at-large.

We understand that these proposals are to be considered at the next District of Ucluelet Council Meeting on August 17, 2021. A Public Notice was at our door on Friday, August 6, but the 75 pages of supporting materials were not made available online until the 250-page agenda for the meeting was posted on Friday, August 13. This is only two business days ahead of the Council Meeting. "Anyone who believes application will affect their interests" was invited to prepare a written submission and/or be heard at the meeting. However, the Public Notice was only submitted to the five or so property owners within a 100m radius of the subject property, while this development will affect all users (visitors and locals) of Terrace Beach. The nearest land parcel is, in fact, the provincially-recognized Terrace Beach Cultural Heritage Site municipal park. Given that one of the proposed variances is to drastically shrink the setback to the public park, it is clear that the general public's interests will be affected, and, as such, public consultation with the community as a whole should take place. Indeed, in Mr. Bruce Greig's Staff Report to Council, he states that "Council should provide an opportunity for members of the public to provide comment prior to making a decision on the requested variances." The need for public consultation is mentioned four times in the report. Notification of five parties, with two business days' notice to review 75 pages of materials buried within a 250-page agenda, during the height of summer vacation, in a pandemic, makes a mockery of the public consultation process.

We therefore request that Council defers its decision on this proposed DVP until adequate public consultation has taken place. This could be a question and answer session, similar to the Committee-of-the-Whole meeting that took place with respect to Lot 16. At the very least, the general public should be made aware of this proposal, which will completely change the character of the currently undeveloped northern portion of Terrace Beach, and allowed sufficient time to consider the matter and provide input.

Although there is no mention of this in Mr. Greig's Staff Report to Council, we note a major change hidden in the fine print of DP20-17. The 13 original 2-bedroom "cabins" appear to have morphed into 13 "motel buildings", each containing two 1-bedroom units. The original proposal included floor plans and interior renderings for 2-bedroom cabins. It seems there has been a complete re-design but no revised floor plans/renderings are included in the new application materials. Have these been presented to the planning department? These units will now require separate entrances and kitchens, but there is no mention of this. The 2-bedroom cabins presumably had a maximum 6 person occupancy. Given that the 1-bedroom units will likely each have 4 person occupancy, is overall occupancy now up 25%, for a total of 104 guests? Each "motel building" has only one parking space, but will now be rented to 2 separate parties. Where is the additional parking?

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Is the intent for these units to be sold off individually, as was the case with "The Sabbatical" and Terrace Beach Resort? The Cabins currently operates more as a vacation rental than a resort. There is no on-site staff present to monitor activities. When their guests have caused noise disturbances after-hours or had illegal campfires on Terrace Beach this year, there has been no-one around to direct complaints to. How will all of these additional guests be managed?

When we purchased our land in 2006, our realtor, Judy Gray, indicated that the best feature of our lot was that it looked onto the northern portion of Terrace Beach, which would never be developed because of the presence of a provincially-protected midden there. As you are aware, Terrace Beach is separated into south and north sections by a headland, and the south part is already developed (Terrace Beach Resort). Terrace Beach North has always been the natural, quiet, undeveloped area where tourists and locals alike can sit on a log for a moment of peaceful reflection, couples can enjoy a private moment in nature, and families can have a picnic lunch. These 3-storey "motel buildings" will now span the entire length of Terrace Beach North and will tower over the beach and its users.

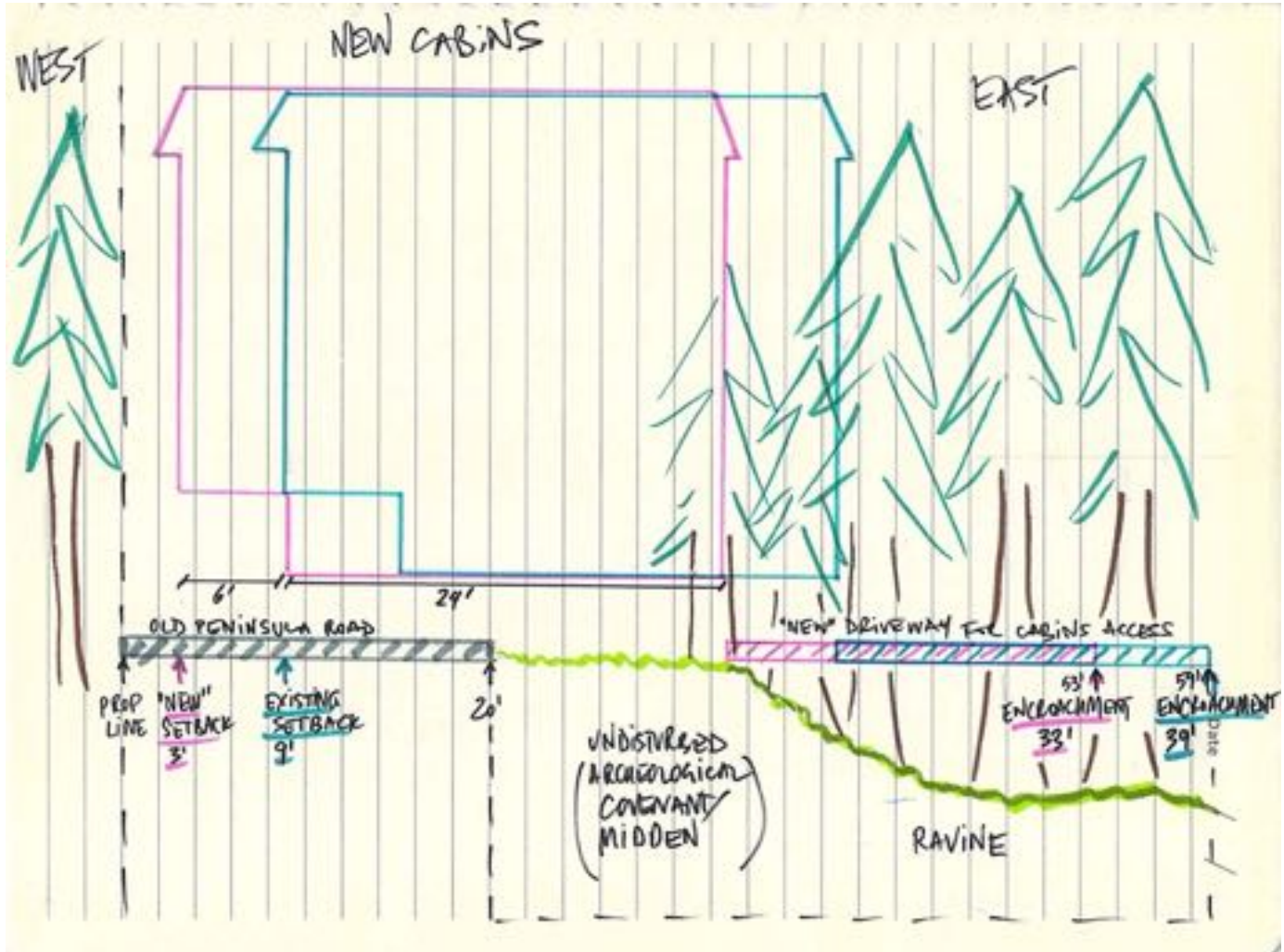


● Page 2

Add "2021-08-16 Belanger" and "2021-08-16 Turner" to Report Item No. 12....

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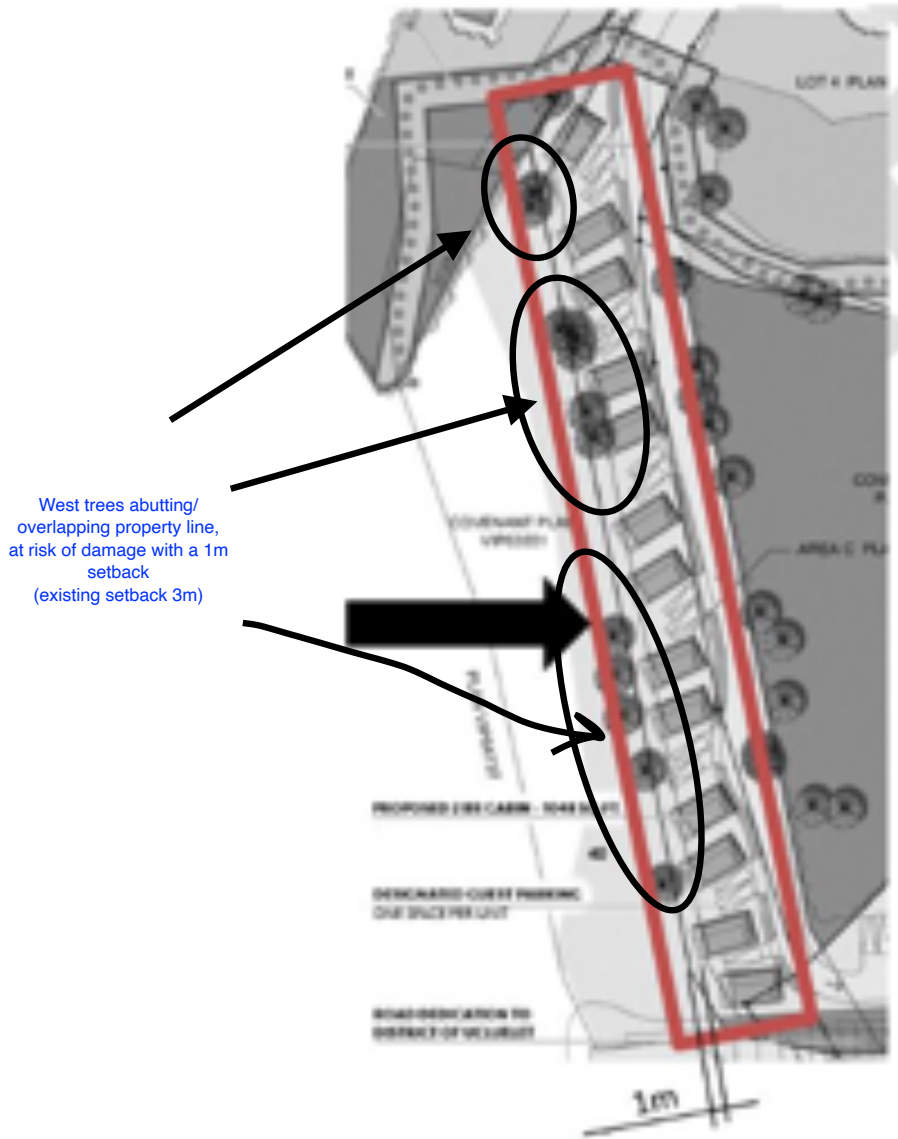
The initial application by the developer indicated that the cabins would be built on the previously-disturbed portion of the midden land where Old Peninsula Road is situated, using a cap-and-fill technique to avoid further disruption of the midden, but the buildings that are proposed actually do not fit onto this the road, and encroachment will be necessary (see diagram).



The developer is also requesting that the setback between the motel buildings and the municipal park be shrunk from 3m to 1m, in order protect the trees to the east. **What about the trees on the west side, whose canopies and root systems abut and/or overlap the municipal park?** There is no way for these cabins to be erected with only a 1m setback without damaging these trees or their root systems. Will damaged trees need to be sacrificed if they are deemed to be endangering the buildings? The trees are irreplaceable but prefab cabins are not. If any of these trees are damaged or lost, the thin veneer of forest between the beach and these large buildings will be reduced even further. Instead of shrinking set-backs, why has the developer not been asked to design smaller site-appropriate buildings? Why not place some of the cabins lengthwise along the road, in order to avoid disruption of the surrounding trees and midden?

● Page 3

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● Page 4

Add "2021-08-16 Belanger" and "2021-08-16 Turner" to Report Item No. 12....

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● Page 5

Add "2021-08-16 Belanger" and "2021-08-16 Turner" to Report Item No. 12....

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Will there be any guarantee that the lower branches of the trees in Terrace Beach Cultural Heritage Site municipal park will not be limbed to improve sight lines for the guests of The Cabins? How will this be prevented? This developer has a history of asking for forgiveness rather than permission. (As you are aware, "The Lodge" on lot 35 was illegally operating as a 44-guest hotel for years despite having only Guest House zoning, prior to the owner seeking CS-5 Tourist Commercial zoning to legitimize the transgression).

Finally, there is no justification for reduction of the standard 30m setback to the creek on the north end of the property to 8m other than to fit 4 additional motel buildings onto the footprint of Old Peninsula Road. This creek has already been disturbed by the existing path built by The Cabins' owner.

● Page 6

Add "2021-08-16 Belanger" and "2021-08-16 Turner" to Report Item No. 12....

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In conclusion, we oppose DVP 21-02 because of the permanent change it will bring to the presently undisturbed and unspoiled landscape of Terrace Beach North. If the developer were to adhere to current setback provisions and restrict the footprint of these proposed cabins to Old Peninsula Road, the alteration of the landscape would be kept to a minimum and damage to the surrounding trees and protected midden would be mitigated. A cabin, as defined in the Merriam-Webster dictionary is "a small one-story dwelling usually of simple construction". We are no longer talking about cabins, but 3-storey "motel building" duplexes. A "bait-and-switch"? The current plan seems designed to allow the highest number of the largest buildings possible, with the most rental units, in this ecologically and architecturally-sensitive space, all for maximum profit to the developer. How does the community benefit from this? The proposed trails traversing the property will be primarily be used by the guests of The Cabins and yet will be built and maintained by the taxpayers of the District of Ucluelet. The designated "public" parking at the south end of the property will likely be used almost exclusively by guests of The Cabins as well, given that each motel building will have only one parking space for 6-8 guests in two separate units.

If the owner of this property was able to re-design these 2-bedroom cabins into "motel buildings" with two 1-bedroom units in the space of only a few months, surely they can be asked to further re-design them to better suit the site, adhere to existing setback provisions, and mitigate the impact on the surrounding natural and archeologic features.

We are only one voice, but the community-at-large is totally unaware of this proposed development which threatens Terrace Beach North, one of the last unspoiled natural public beaches in Ucluelet. **Please allow the public to have a say prior to rendering your decision.**

We look forward to voicing our concerns at the upcoming Council Meeting on August 17, 2021.

Respectfully submitted,

Michelle Belanger & Mike Foy

15 August 2021

Mayor and Council
District of Ucluelet
Box 999, 200 Main Street
Ucluelet, B.C. V0R 3A0

Dear Sir and Mesdames:

Re: DVP 21-02, Variances requested by Go Cabins for consideration at the Regular Council meeting on 17 August 2021

When the Go Cabins development plan was presented as part of the Agenda for the 15 December 2020 Regular Council meeting there was a deluge of negative feedback in the form of letters to Council attached to the Agenda for the Public Hearing held 8 April 2021. Go Cabins seems to have taken this to heart – and doubled down on the worst parts of its proposal.

In the revised proposal attached to this 17 August Agenda the 13 three-storey structures (NOT cabins!) lined up across Terrace Beach have morphed into two-unit motel accommodation. That's **26 nightly rental units** crammed onto the narrow strip of Old Peninsula Road right through the middle of a registered archaeological heritage site (see survey maps attached to my letter to Council of 14 August 2021). You've got to be kidding!! What next? Waterslides on the beach? Maybe a paddle board rental kiosk down there? How about a McDonald's outlet in the "future mixed-use building" beside the beach access alley through the parking lot?

And what about the unseemly haste in bringing this proposal, **and especially the request for variances that would make it possible**, to a meeting at the height of the summer tourist season, when residents are away on vacation or busy with visitors coming here? This revised proposal was first made public in the 250-page Agenda for this meeting, posted on the District website Friday afternoon (August 13) for the meeting on Tuesday (August 17). There has been no information published in the news media or posted around town about the matters coming before this meeting, only a brief notice about the Go Cabins variance requests delivered to the doorsteps of the three or four residences within 100 metres of the site. One might be tempted to think our Planning Department was trying to slip this through before anyone realized what was happening, clearing the way for Go Cabins to proceed with its desecration of Terrace Beach.

Mayor and Council, please do the right thing: vote down all four of these variance requests, and send Go Cabins back to the drawing board to produce a plan for their properties that is respectful of the site and compliant with standard zoning and setbacks. Terrace Beach belongs to all of us.

Sincerely,

Ann Turner & Thomas Petrowitz
1160 Coral Way



DEVELOPMENT PERMIT DP20-17

Pursuant to section 488 of the Local Government Act, R.S.B.C 2015 C.1 as amended:

1. This Development Permit is issued to:

**LOUGHEED ENTERPRISES LTD., INC.NO. BC0998092, 102 2455 DOLLARTON HIGHWAY,
NORTH VANCOUVER, BC, V7H 0A2; and,**

**GO CABIN VACATION PROPERTY MANAGEMENT INC., INC.NO. BC0647673, 1566
PENINSULA ROAD, UCLUELET, BC, V0R 3A0**

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

Over multiple lots as follows:

- a) Lot 1, Plan VIP66548, Section 21, Clayoquot Land District, Except Plan VIP70592.
 - b) Plan VIP70592, Section 21, Clayoquot Land District, that part shown as area B.
 - c) Lot C, Plan VIP70592, Section 21, Clayoquot Land District, shown as area C on Plan VIP70592.
 - d) Lot D, Plan VIP70592, Section 21, Clayoquot Land District, shown as area D on plan VIP70592.
 - e) Lot 3 and 4, Plan VIP67274, Section 21, Clayoquot Land District.
 - f) Lot 4, Plan VIP67274, Section 21, Clayoquot Land District.
 - g) Section 21, Clayoquot Land District, that part incl within Plan VIP69014, adjacent & fronting Lot 1 Plan VIP66186, lying N of a line & said line produced & extended from the SW boundary of said Lot 1 having a bearing of 295 degrees 40'23".
 - h) Plan VIP69014, Section 21, Clayoquot Land District, that part adjacent to & fronting lot 35 Plan VIP64737, lying S of a line & said line produced & extended from the mostly NE boundary of said Lot 35 having a bearing of 145 degrees 00'00".
 - i) Section 21, Clayoquot land district, that part incl within Plan VIP69014 adjacent & fronting Lot 37 Plan VIP64737, lying S of a line produced & extended from the NE boundary of said lot 37 having a bearing of 145 degrees 00'00" & lying M of a line produced & extended from the mostly SW boundary of said lot 37 having a bearing of 145 degree.
3. This Development Permit is issued subject to compliance with all bylaws of the District of Ucluelet.
4. This Permit authorizes the following improvements on the Lands:
- a) **The reconfiguration and amalgamation of the properties listed above plus road dedication.**
 - b) **The construction of thirteen (13) 1,048 sq.ft. motel buildings each consisting of a two-bedroom motel unit and associated road, parking, and landscaping.**
 - c) **Paved circulation driveways and access driveway access to Seabridge Way.**
 - d) **Paved or gravel parking area.**
 - e) **Underground water, sewer, storm drain, electrical and private utilities.**



- f) Landscaping of the road edges and on any disturbed area.
- g) All exterior lighting to be full cut-off and night sky compliant (lighting/electrical plan to be approved prior to construction).
- h) All existing trees and understory to be retained where possible.
- i) The establishment of a Statutory Right-of-Way for a pedestrian pathway system.

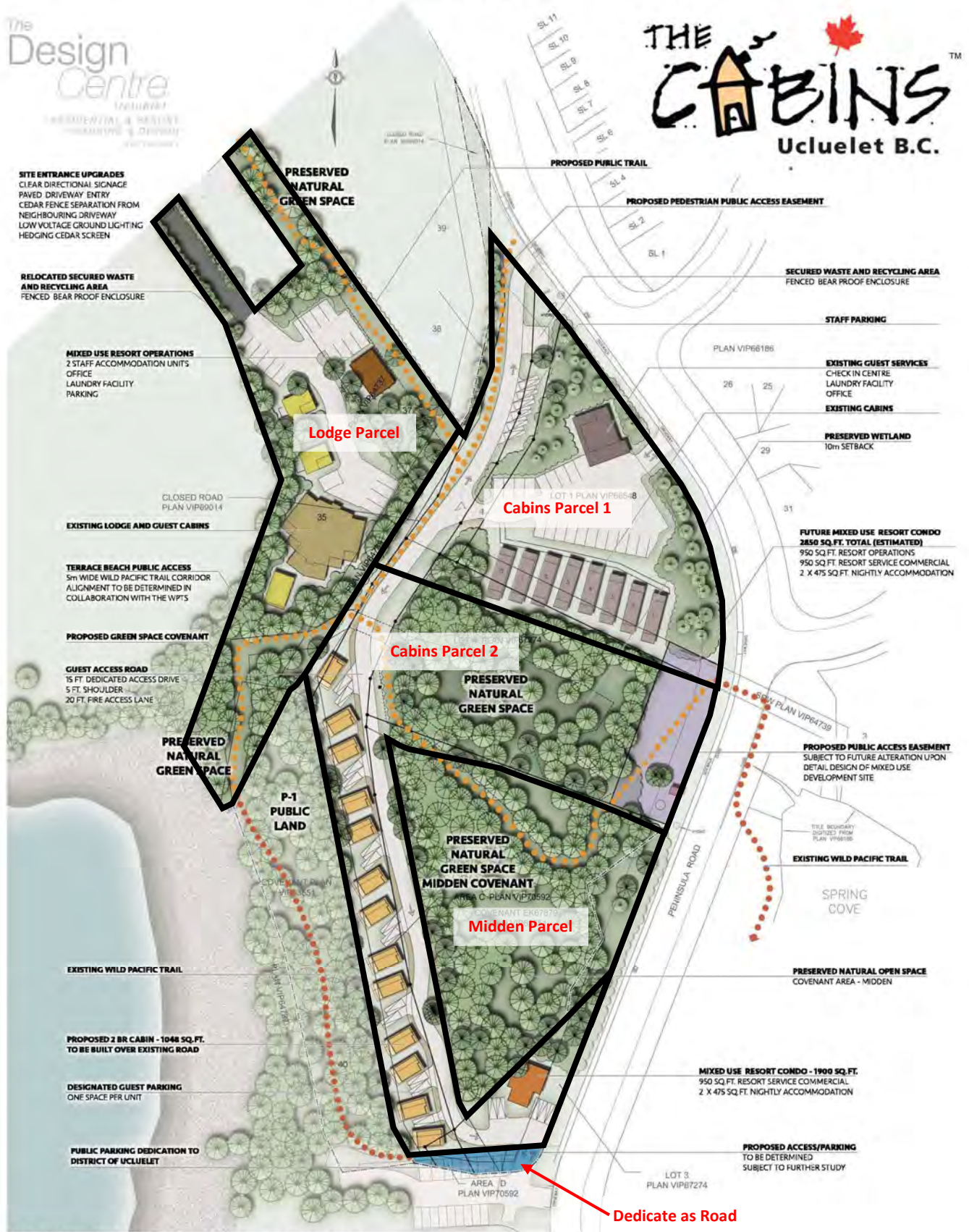
These improvements apply only in the locations indicated, and otherwise in accordance with, the drawings and specifications attached to this Permit as **Schedule A** and **Schedule B**.

5. The work authorized by this Permit may only be carried out in compliance with all federal, provincial, and municipal statutes, regulations, and bylaws. The owner is responsible for ensuring that the timing of the work and any required permits or notifications by other agencies are obtained as required to comply with all applicable regulations.
6. The work authorized by this permit must be done following all recommendations of the QEP detailed in the report by Aquaparian Environmental Consulting Ltd., dated March 18, 2020. A letter from the QEP confirming that construction has complied with all requirements will be required at the project completion.
7. This development permit is subject to the owner providing, prior to the issuance of a building permit, complete landscape drawings including detailed design for any interior pathway connections to public paths and sidewalks, for review and approval by the District.
8. This development permit is subject to the owner providing a security deposit, prior to any site disturbance or clearing, for 125% of the estimated cost of the landscaping adjacent to public roads or rights-of-way, erosion control and tree protection measures.
9. Tree protection fencing is to be installed to the satisfaction of the District prior to mobilization on site and is to be maintained by the owner for the duration of construction.
10. 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.
11. This Permit is NOT a Building Permit.
12. **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 day of , 2021 .

ISSUED the day of , 2021.

Bruce Greig - Director of Community Planning



ILLUSTRATIVE MASTER PLAN

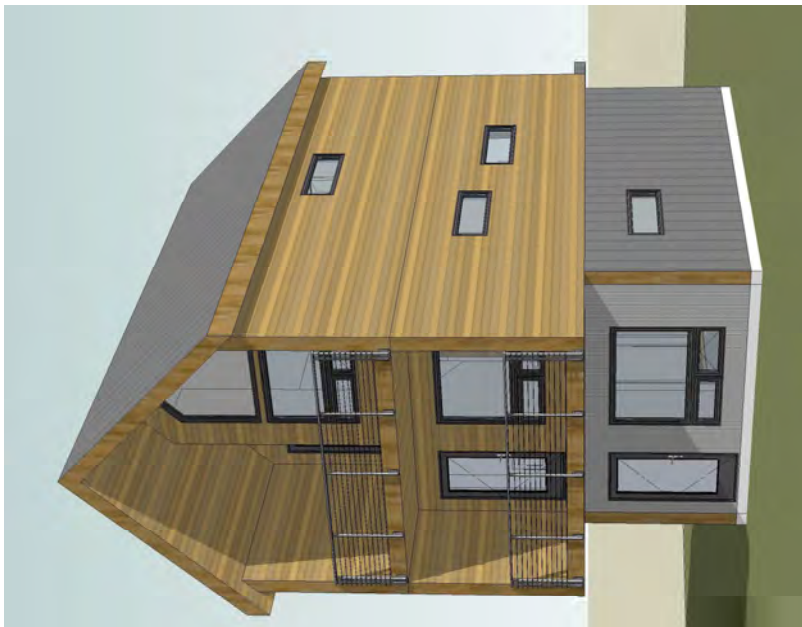
Replace "Appendix B - Development Permit DP20-07" to Report Item 12.3. "...



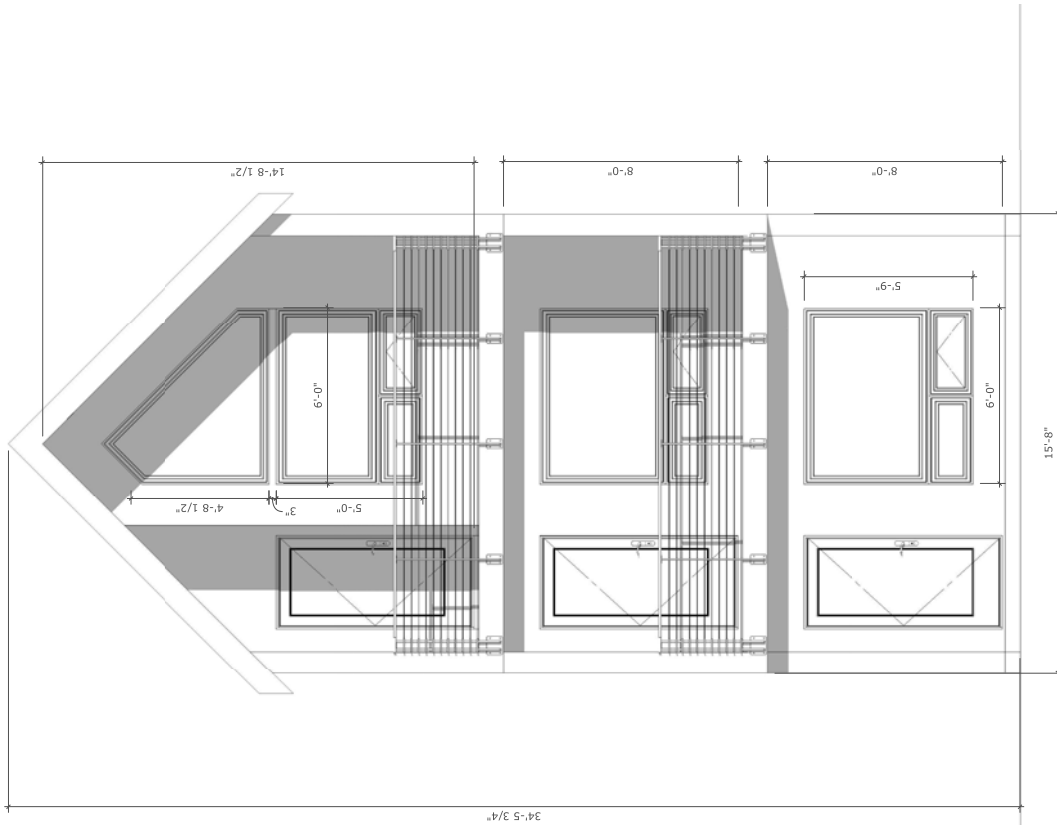
Prepared by:
Ian Kennington, BIA
 The Design Centre Uclulet
 1000 West 12th Street
 PO Box 1243, Uclulet, BC
 V0R 3A0
 250.726.3973

The Cabins at Terrace Beach

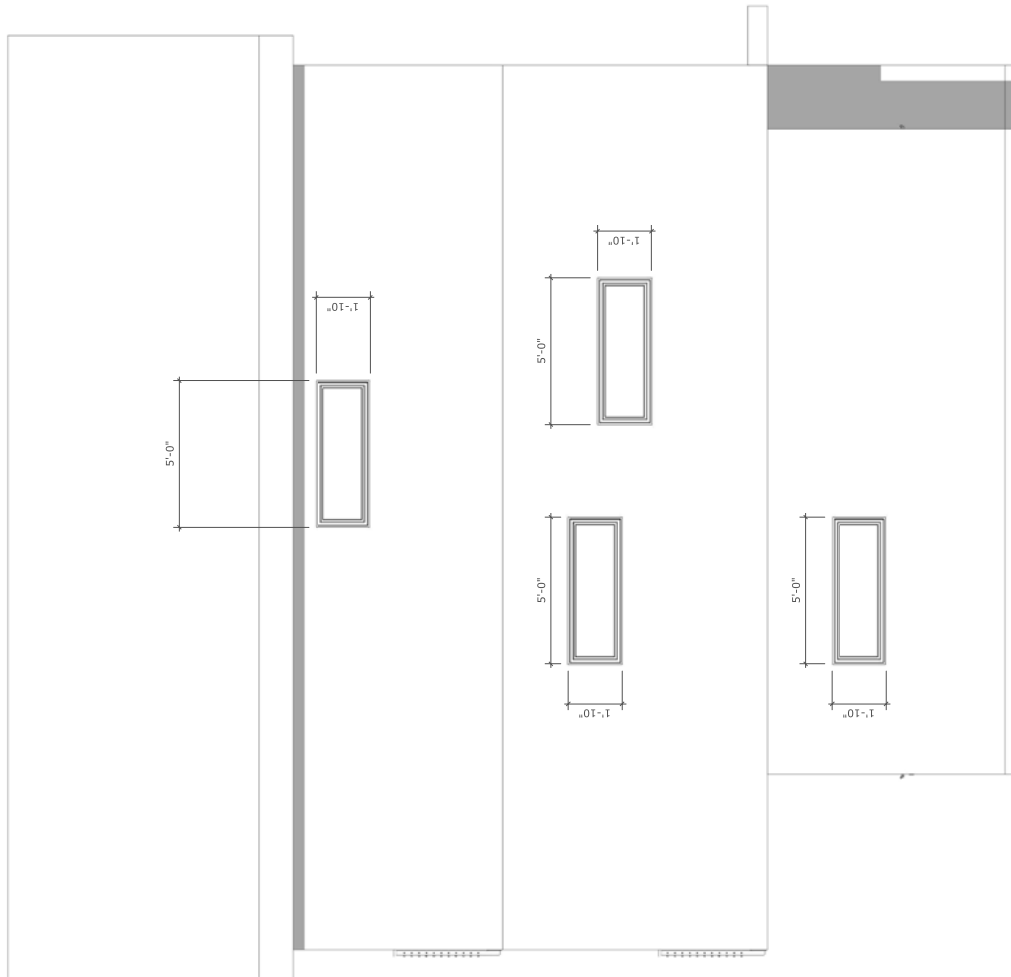




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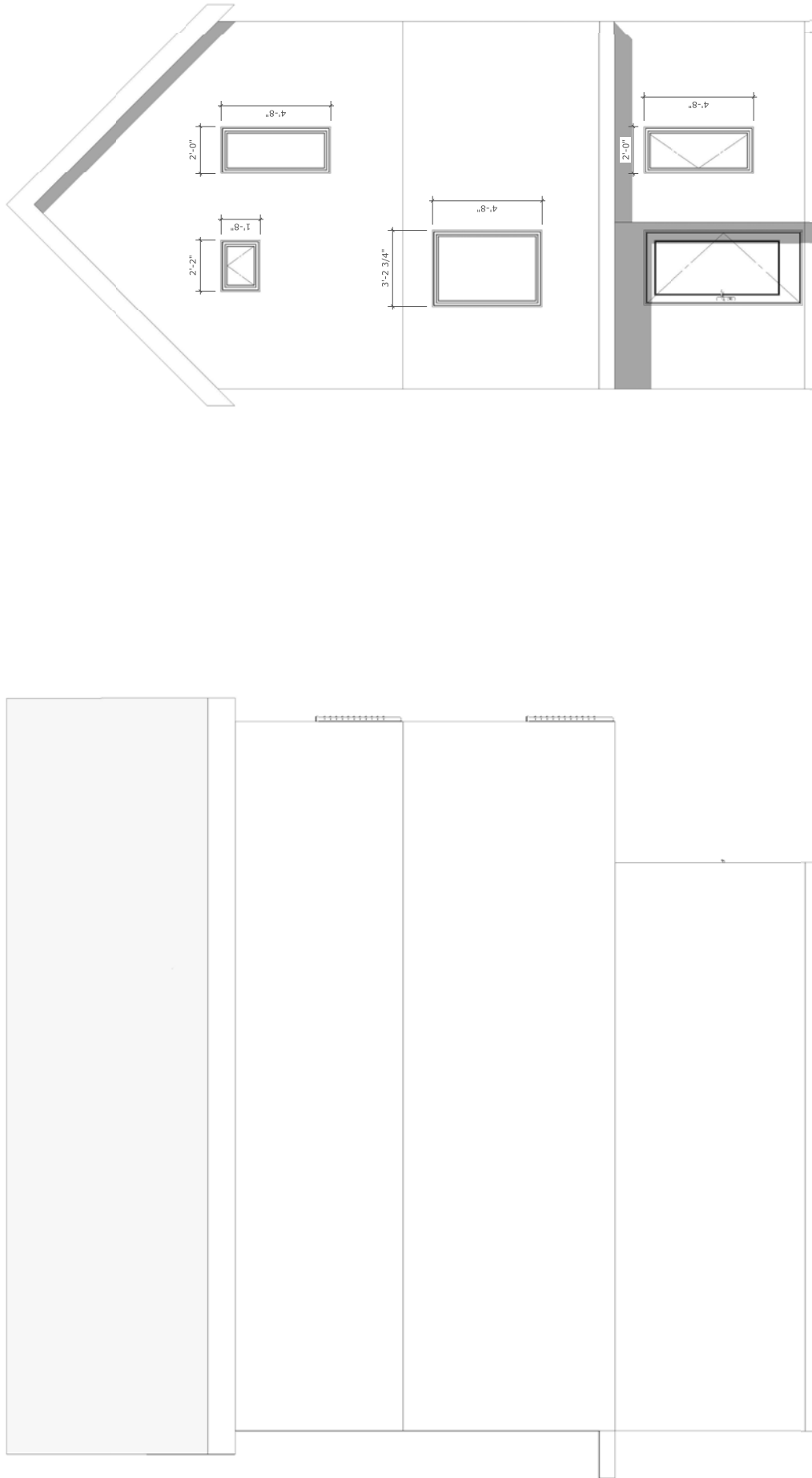
WEST ELEVATION - SCALE: 1/2" = 1'-0"



SOUTH ELEVATION - SCALE: 1/2" = 1'-0"

Replace "Appendix B - Development Permit DP20-07" to Report Item 12.3. "...

ELEVATIONS



NORTH ELEVATION - SCALE: 1/2" = 1'-0"

EAST ELEVATION - SCALE: 1/2" = 1'-0"

Replace "Appendix B - Development Permit DP20-07" to Report Item 12.3. "...



SECTION VIEW FROM ACCESS LANE TOWARDS TERRACE BEACH



DISTRICT LANDS

MIDDEN COVENANT AREA

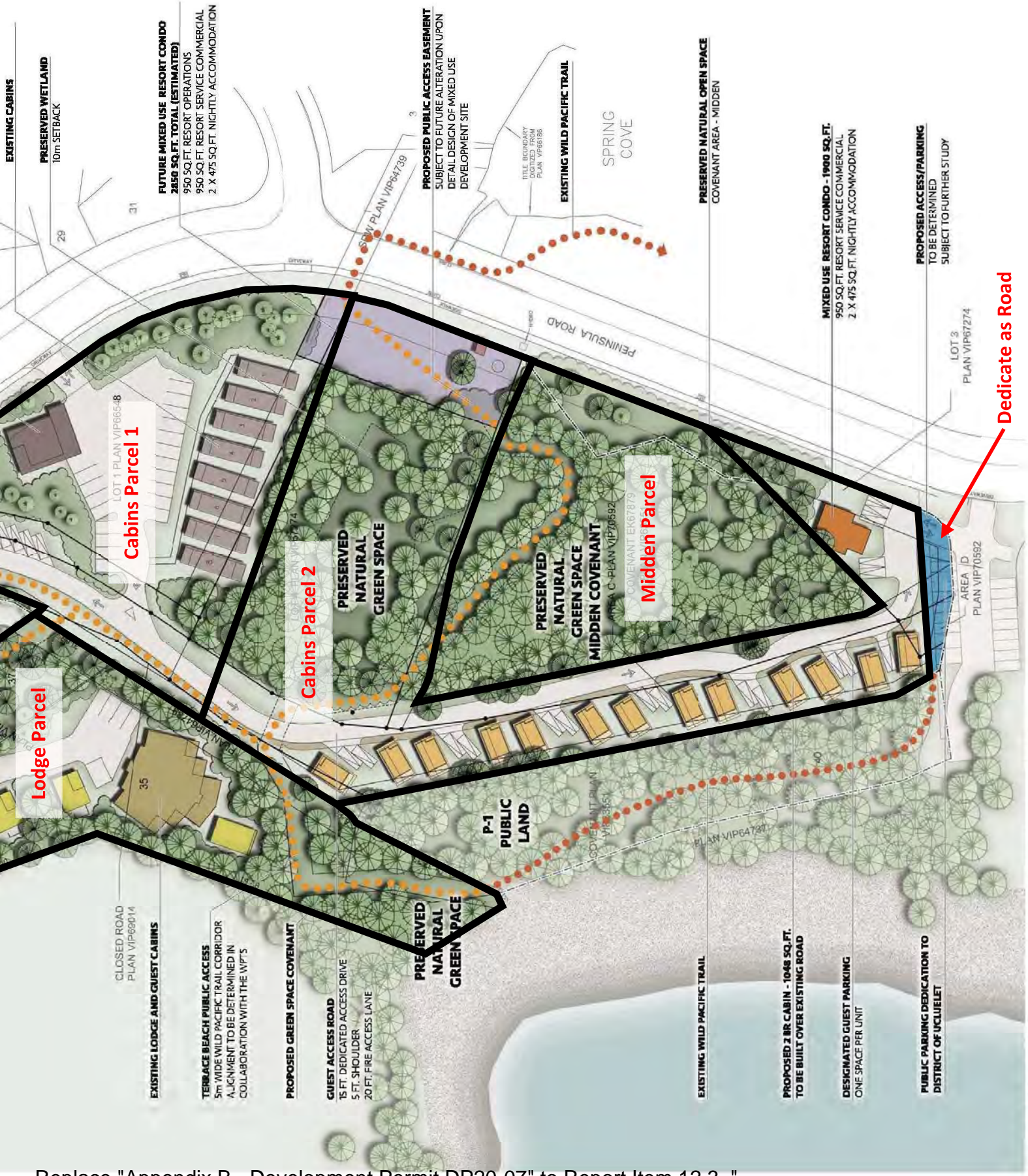
EXISTING CABINS



DISTRICT LANDS

MIDDEN COVENANT AREA





ILLUSTRATIVE MASTER PLAN

Replace "Appendix B - Development Permit DP20-07" to Report Item 12.3. "...