



REGULAR MEETING OF COUNCIL

George Fraser Community Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet, and

Electronically via Zoom ([Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings))

Tuesday, January 21, 2025 @ 4:00 PM

LATE ITEM(S)

	Page
1. LATE ITEMS	
1.1. Additional Correspondence Related to Bylaw Nos. 1366, 2024, 1367, 2024 and 1368, 2024 2025 Additional Related Correspondence	3 - 24

From: [Marilyn McEwen \(Ucluelet Mayor\)](#)
To: [Community Input Mailbox](#)
Subject: Fw: Minato Rd Development
Date: January 21, 2025 12:32:10 PM

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From: [REDACTED]
Sent: Monday, December 9, 2024 10:26 PM
To: Marilyn McEwen (Ucluelet Mayor) <mmcewen@ucluelet.ca>; Shawn Anderson (Ucluelet Council) <sanderson@ucluelet.ca>; Jennifer Hoar (Ucluelet Council) <jhoar@ucluelet.ca>; Ian Kennington (Ucluelet Council) <ikennington@ucluelet.ca>; Mark Maftai (Ucluelet Council) <mmaftai@ucluelet.ca>
Subject: Minato Rd Development

[External]

Dear Mayor McEwen and Councillors,

I'm writing to share some thoughts about the proposed Minato Rd development on Olsen Bay. I am a local conservation biologist/ecologist and I have a great appreciation for our natural surroundings and the benefits they provide. I also love our community and all the people who make Ucluelet a great place to live, many of whom don't have adequate housing. I understand Ucluelet's desperate need for more affordable housing and the rare opportunity that this developer is providing to make it happen soon. Unfortunately, though, the requested OCP changes would allow for building a large number of houses close to shore within the tsunami hazard zone, and along a sensitive mudflat habitat, **without proper protection**. I say this after looking over some of the consultants' reports and their mitigation recommendations in your Agenda package for Dec 10th. There are many details to consider at length in those reports but I wish to highlight three important issues that struck me right away:

- First, putting **28 new structures** within the **0-2 m tsunami hazard scenario zone**, and another **68 in the 2-4 m zone is a much greater risk than I would be comfortable condoning** as a community member. One of the mitigations suggested in the consultant's report is to improve the tsunami warning system. But that's not sufficient for dealing with the risk. There are already serious constraints on our small community's ability to respond to a tsunami event. Even if we have a good warning system in place it remains to be seen whether we will have adequate shelter, food and medical assistance for people who would have no choice but to evacuate from homes within close proximity to sea level. We already have many people who live in existing buildings close to shore. Why create more?
- Second, the Environmental Impact Assessment (EIA) describes the mudflats as being a very sensitive habitat used as a wildlife corridor that will be protected by the 30 m buffer area that is now District owned. But it also states that the protection will not be in place until previously cleared trees are replanted/regrown. That means **there is inadequate buffer protection over the short term while construction happens, over a substantial portion of the shoreline**. But perhaps more importantly, what happens

when we have sea level rise of 1 m in the next 70 years, or sooner? That area will be frequently flooded, altering the type of habitat it becomes. It seems likely it will no longer support trees. **More width is required to allow for a continued tree buffer zone over the long term.** I'm asking you to further consider the impact of sea level rise on the integrity of the ecosystem as well as the structural integrity of our buildings.

- Third, the EIA report states that retaining walls and fencing would protect the mudflats and fish-bearing stream and associated wildlife from disturbance. But **the EIA did not cite any literature to show that these recommended mitigation measures are effective and they did not mention any negative impacts.** From what I've read and observed, such structures can obstruct wildlife movements and alter hydrology. Over the long term, hardening structures adjacent to tidal flats dramatically alter deposition of sand or mud. A quick Google Scholar search on "hardening structures affect on mudflats" comes up with a list of peer-reviewed literature that describes negative impacts. It seems important to take the time to investigate the impacts fully before allowing a development that requires retaining wall and fencing structures.

I appreciate your willingness to consider these arguments against adopting changes to the OCP that would allow for building in the tsunami hazard zone at Olsen Bay.

Sincerely,

Barb Beasley, PhD
Conservation Biologist
65 Sutton Road
Port Albion
V0R 3A0

From: [Natasha Barnard](#)
To: [Community Input Mailbox](#)
Subject: Serenity Landing letter of support
Date: January 18, 2025 9:02:58 AM

[External]

Firstly I will introduce myself, my name is Natasha and I am the Daycare Director for the Ucluelet & Area Child Care Society. I am writing this letter of support with two hats on, one as a Director of a non-profit daycare society and one as a mature woman heading towards retirement and living in a trailer.

As a Director I struggle constantly to bring qualified staff into the daycare because of the lack of housing. I have a new infant/toddler centre that opened in March and is licensed for 12 children but I only have 8 children enrolled due to the lack of staff. I currently have 36 children on the wait list and it grows daily. This is 36 families that may not be able to work because they cannot find childcare. This housing development could give the Society the opportunity to invest in a rental property to bring new staff into the area and to open up our remaining spaces at Little Beans.

On a personal level it is absolutely paramount that this development goes forward. I have been in Ucluelet for 6 years now and have lived in a trailer due to the lack of affordable housing. It is a difficult way to live at times and becomes more and more difficult as I get older. I can honesty say to you that I don't know how much longer I can do it, which may mean I look for alternative places to live if Serenity Landing does not come to fruition. This would be devastating for me and the community as a whole.

Serenity Landing will bring crucial housing to our community. There are many people in the same position that I am, living in substandard housing or leaving the area if they cannot find anywhere to live. I believe if this project does not go ahead, Ucluelet is in serious trouble and is going to loose some very important people in the community and will not be able to bring new people in.

I will be at the meeting on the 21st and really hope that it leads to a successful conclusion. I am giving this project my 100% support.

Kind regards,
Natasha Barnard
Sent from my iPhone

From: [Avi Bryant](#)
To: [Community Input Mailbox](#)
Subject: in support of 221 Minato
Date: January 19, 2025 10:38:15 AM

[External]

To whom it may concern,

I am writing in support of the community housing development at 221 Minato.

I am newly involved with the Ucluelet community. Very recently, I entered into a contract to purchase the industrial lot at 1970 Harbour Crescent. That property currently hosts 13 travel trailers under a Temporary Use Permit for worker housing. This is a great temporary solution, but it is not a permanent one. Going ahead with the Minato development would provide affordable, permanent housing for these and other workers.

In the years to come, I hope to develop the Harbour Crescent property into an industrial park that creates new businesses and new jobs in Ucluelet. That's not possible without housing.

Please move ahead with this ambitious, exciting project that fills a clear need in the community.

Avi Bryant
Rising Tide Boat Works

From: [sharon Bozman](#)
To: [Community Input Mailbox](#)
Subject: 221 Minato Road
Date: January 19, 2025 3:46:32 PM

[External]

Re: Application number RZ24-13

Planning Board

I enthusiastically support the mixed Housing Development at 221 Minato Road. Currently I am not a resident of Ucluelet but am endeavouring to become one. I am a senior, on a fixed income, attempting to move closer to my son & his family for support as I age. Having affordable housing options will allow me to foster my relationship with my one and only grandchild.

Sincerely
Sharon Bozman

2033 Wallace Ave
Comox B.C.
V9M 1X4



From: [Shane Hilder](#)
To: [Info Ucluelet](#); [Shawn Anderson \(Ucluelet Council\)](#); [Ian Kennington \(Ucluelet Council\)](#); [Jennifer Hoar \(Ucluelet Council\)](#); [Mark Maftei \(Ucluelet Council\)](#); [Marilyn McEwen \(Ucluelet Mayor\)](#)
Subject: 221 Minato Rd Development
Date: January 19, 2025 10:39:19 AM

[External]

Dear Mayor, Council and District Staff

I, Shane Hilder, am writing as a direct neighbour to this proposed development, with various concerns in mind. My property is located directly adjacent to Minato rd, at 2108 Peninsula rd.

My initial feeling towards a development of this scale, for that size of property, within our small community of Ucluelet is primarily, far too much density. I completely understand the desperate need for housing, but I think we can achieve our needs within this development, with a scaled back approach. We need housing, we don't need ultra dense, mass housing throughout the entirety of this single development. There's no need to put all our eggs in one basket. I would completely support a scaled back version of the development, I feel prior iterations from developers had a better layout, green space, and tree retention. These past iterations provided ample housing for community members, with a better overall site layout, and several wetland setback buffers etc. I think it's important we bear in mind, we're not going to achieve all our housing needs within one development.

I have major concerns, as a direct neighbour across the road, that council allow the changes to a well defined OCP, regarding tree retention within that property along Peninsula Rd. The developers have ample space within the property to design a mindful subdivision, with much needed affordable housing, without clear cutting the entirety of what trees remain. I watched previous owners heavily log old growth red cedar from the property just a handful of years ago. I think it's important to mindfully retain trees within the property to maintain our beautiful entrance to town. Allowing defined OCP changes sets a precedent for other developments to occur along that stretch of Peninsula rd, and I think a fair compromise can be reached, without further clearing that critical 30m corridor. The extensive clearing proposed right to Peninsula rd would completely eliminate privacy of the subdivision, and the treed entrance to town. I encourage council to please hold strong on the communities OCP regarding tree retention here. I believe the majority of community members, and local First Nations agree here, that clear cutting this lot would be a major mistake.

I also have major concerns regarding the developers proposed roundabout/turning lane at Peninsula/Minato rd intersections. I'm deeply confused by the traffic analysis and developer's assumptions as to the extension of Minato road to the south, and along my property line. Have they not referenced the OCP layout for future road building? They attempt to indicate the intersection will become a 4 way in time. The OCP clearly defines that section to the south, as a dedicated pedestrian only corridor, connecting a trail to tugwell field. There's beautiful stands of old growth red cedar along that stretch, and sensitive fish bearing creek habitat. The proposed intersection for access to the south (Ocean West), is defined in the OCP to be further west along Peninsula Rd in line with the developments secondary access. My property is zoned light industrial/residential, I would appreciate if access for industrial use to my driveway/turn around is considered during future intersection alterations.

I have developed my property with the assurance from the district, that the corridor along my property at 2108 will be a pedestrian walkway as defined in the OCP. I fear the developers roundabout/turning lane plans at Minato rd will change this corridor to a roadway directly beside my home, through a sensitive ecosystem, with intact old growth stands, and a fish bearing stream habitat. I've developed my property based off the OCP map, with the expectation of a pedestrian walkway corridor along the western edge of my property. I hope developers and district staff keep the OCP in mind here, as it is the only indication of future development changes we have.

Furthermore, I would like to see a development of this scale include 2 dedicated access points off Peninsula Rd. This proposed development will come with a huge volume of vehicles, and I feel relying solely on the Minato road intersection will put a lot of strain on one intersection to access the highway. I believe a complete traffic analysis should have been completed for the second access point along Peninsula rd further west. This would ensure

alignment with future roadways to the south (Weyerhaeuser lands, Ocean West) as layed out within the OCP.

I believe this development is getting close to finalization, but I strongly feel there are some much needed adjustments to the final layout before approval. I'm far from opposed to a development from this developer, I encourage it, I just feel we need to proceed cautiously at this stage to meet the communities expectations.

I appreciate you taking the time to consider my concerns as a community member, and direct neighbour to this development.

Be well, Shane Hilder



Dear Mayor and Council,
 RE: Application Number: RZ24-13
 Minato Development input: January 21, 2025

I would like to express concerns to aspects in the current Minato proposal on behalf of the Wild Pacific Trail Society (WPTS). As a society concerned with environmental preservation, this proposal worries us. We applaud that parkland was previously dedicated here, but on page 287 of today's agenda ERIF recommends "NO trails be constructed in the district park" but resident access through the park is assumed. Does ERTF control district parkland?

The last Minato proposal that we supported included:

- a continuous interpretive trail route along the coastline before occupancy
- a highway green corridor protection with a potential path to handle the increase population now trying to walk along the highway or across to Ancient Cedars Trail.
- plans to restrict foot traffic access to the sensitive mudflat at Olsen Bay.

All above no longer seems true especially given that this plan proposes two kayak storage spaces. Where are boats launching? Does this imply a conduit for open access to damaging the mudflats? High water is rare here so people hauling boats or walking to reach the water would trample the sensitive mudflat where footprints take a great deal of time to heal.

The WPTS believes an Olsen Bay interpretive trail, similar to our Spring Cove Trail, will mitigate public incursions onto the mud flats. This education for stewardship is key. We do not expect this trail to generate tourism traffic unless they are staying at a Minato vacation rental. We do see a need to educate users and create a walkable community. In our opinion it was a mistake to allow ERIF to withdraw the trail amenity on title before occupancy. Lacking a harbour trail route, people will have no choice but to walk on the mudflats. A trail route crossing to Ancient cedars is also needed.

A letter from Ucluelet First Nation objects to this proposed development over environmental and archaeological preservation concerns, the WPTS agrees. Olson Bay--and the salmon stream at the centre of the property labelled for drainage--create a key habitat for the marine food chain.

We are also concerned about "retaining walls and fill (18 – 23 feet in height) at the edge of the district park, within root zone of trees". If this fill is allowed, it should avoid CMT's and wetlands identified in an earlier survey, provide a tree root protection plan, and drainage that protects the salmon stream. We are puzzled why the Minato project has received waivers of trail construction and now highway green space is sacrificed as well? Much of this low land is at a tsunami pinch point, evacuation routes for this high density should also be considered.

Lastly, we suggest a playground area with more than log stumps for children be required in this proposal which could help mitigate playing on the mudflats.

We appreciate the enormously close relationship the WPTS has enjoyed with the district on so many trail and educational projects, so we hope these concerns will be received as an offer of partnership. A verbal promise of affordable housing, however much needed, should not trump all concerns on this sensitive mudflat. As we have seen at Wyndansea, the land pays the price of development decisions.

Sincerely, Barbara Schramm for the WPTS, 1958 Bay Street, Ucluelet

From: [Jacqueline Holliday](#)
To: [Info Ucluelet](#)
Subject: Minolta Road Development
Date: January 20, 2025 2:38:20 PM

[External]


Good Afternoon,

I am writing with concern to the proposed adjustment of the Minolta Road development in it's application to cut down more trees, and eliminate the 30m treed buffer zone between the development and Peninsula Road.

There must have been a reason that the Lims were not permitted to remove the trees prior to this development. Perhaps environmental, or perhaps out of respect for the natural aesthetic of our community. It would be nice to maintain the forested look on the main road, and I would question if it would also have the effect of protecting against erosion or other environmental factors affecting the mudflats.

As for the increase in density (I believe the initial application called for 200 units, and now applying for 250) I wonder if there is also enough parking on that lot. Without a steady/reliable source of public transportation many families have one or more vehicles to get them around.

Please preserve the trees, and the barrier between the development and Peninsula Road.

Yours truly,
Jacqueline Holliday

311 Marine Drive

From: chris@bozman.ca
To: [Community Input Mailbox](#)
Subject: 221 Minato Public Hearing
Date: January 20, 2025 5:20:45 PM
Attachments: [image001.png](#)
[Letter of Support - BC Housing Minister - June-28-22.pdf](#)

[External]

To Mayor and Council

From Christopher Bozman, 847 Lorne White Place Ucluelet BC.

Re 221 Minato

As one of the founding members of the 221 Minato development team and Ucluelet resident I want to take the opportunity to provide some background into the project as well as offer my opinions on housing in Ucluelet.

When we started exploring the ideas of what 221 Minato could be we always had a goal of creating a community for the community. This vision has been clear from day one and has been a guiding principle of the project. As a resident and business owner in Ucluelet I have experienced firsthand the consequences of the current housing crisis and felt that we needed to be part of the solution. Over the last 4 years I believe there's been 4 public engagement events as well as countless conversations with community members, municipal staff, consultants, and elected officials at all three levels of government. Throughout all these conversations the support for the project has been overwhelming. In 2022 the Provincial housing minister (now Premier) David Ebby met with us to discuss the project and provided a ministerial letter of support stating that the development of 221 Minato aligns with Governments affordable housing goals and encouraged the District of Ucluelet to advance the project as quickly as possible. Fast forward 2.5 years and I feel that we are just now getting close to the starting line so that these homes can be built to provide the much-needed community housing options that Ucluelet so desperately needs.

As the council is fully aware, the current housing situation in Ucluelet, the West coast and in the province, is putting undue stress on individuals, families, and business. My wife and I have experienced firsthand the challenges that the lack of housing options has created for so many in our community. In the last 5 years we have lost friends, staff, and members of our community as they could no longer continue to manage the housing crises. This has put us personally in some challenging situations, but I am sure that the challenges we have faced would be minuscule in comparison to those who have had to leave their community. The reality of well paid, professional community members essentially becoming homeless because there are no viable housing options is hard to fathom, yet it's the reality we live with. It's clear that if Ucluelet and the West Coast communities are going to flourish we must address the housing shortage in our community. 221 Minato can be a catalyst for solving housing shortages in Ucluelet.

221 Minato has been studied in depth to consider, traffic impacts, environmental impacts, tsunami / coastal flooding risks, potential sea level rises, structural designs to accommodate earthquake and Tsunami forces, public safety policy, building code requirements, geotechnical consideration, archeological, DOU bylaws, and I'm sure a few others that I have forgotten about. All these reports and professional studies have concluded that this site is a good location for a housing development of this size and nature. Since we have started down this journey the housing situation in Ucluelet has continued to worsen, and now with the change in economic climate other potential projects are struggling to find economically viable paths forward, yet our partners at ERIF have managed to stick handle through all the obstacles to come forward with a fantastic and viable development. The plans that they have proposed are fully in alignment with the original vision we set out to create at 221 Minato and that was supported by the 2022 council when the site was rezoned. The risk at this stage is that the project is not given the opportunity to get to the starting line and the housing situation in our town continues to deteriorate, building costs continue to rise, and the future costs of these housing units becomes out of reach.

If our community is going to combat the current housing crises, the time for action is now. As a resident of Ucluelet

I support the development applications of 221 Minato and ask council to approve the development permit applications so that we can start to make a positive impact on the current housing situation our community faces.

I thank you for the opportunity to submit this letter

Sincerely

Christopher Bozman

847 Lorne White Place Ucluelet

President Saltwater Building Co

Attached: -2022 Letter of Support David Ebby Housing minister



Chris Bozman

Saltwater Building Co

President

Phone: 604 848 4040

Email: Chris@bozman.ca

www.Saltwaterbuildingco.ca

Unit 6 1920 Lychee Rd

Ucluelet

Po Box 221 Ucluelet BC

V0R 3A0



BRITISH
COLUMBIA

VIA EMAIL

Ref. 629428

June 28, 2022

His Worship Mayco J. Noel
and Members of Council
District of Ucluelet
PO Box 999
Ucluelet BC V0R 3A0
Email: mnoel@ucluelet.ca; info@ucluelet.ca; mmcewen@ucluelet.ca

Dear Mayor Noel and Councillors:

I am writing to you today in my capacity as Minister Responsible for Housing to express my support for the proposed rezoning for the Minato Bay Rental Housing Development project. This development, which provides a mix of housing, will bring urgently needed rental and affordable housing to the community, including 70 rental housing units in the first phase. It will also provide at least 10 per cent of the housing units as dedicated affordable as per BC Housing guidelines

The availability of rental and affordable housing remains a challenging problem on Vancouver Island, as well as many other parts of the province. Through inter-provincial migration and international immigration, an increasing number of people are coming to British Columbia every year, putting an even greater demand on an already strained housing supply. In fact, our most recent data indicates a sixty-year high on in-migration from other countries and provinces last year at over 100,000 people. The first quarter results from this year show similar levels. Failing to provide and maintain an affordable housing supply will result in increasing levels of displacement, eviction, and homelessness. In total, over a ten-year period, this project will include 98 rental units, 40 apartments, 27 attainable family homes, 47 larger family waterfront homes with nightly rentals, and one common amenity space, providing much-needed housing options for families, individuals, and visitors to the Ucluelet region.

The development of a 212-unit neighbourhood, such as this one, aligns with governments affordable housing goals and, accordingly, the Province is actively supporting proposals of this kind.

...2

Ministry of Attorney General
and Minister Responsible for Housing

Mailing Address:
PO Box 9044 Stn Prov Govt
Email: AG.Minister@gov.bc.ca
Victoria BC V8W 9E2
website: www.gov.bc.ca/ag

Telephone: 250-387-1866
Facsimile: 250-387-6411

His Worship Mayco J. Noel
and Members of Council
Page 2

I encourage the District to urgently advance required rezoning so that these proposed new rental and family homes can be built as soon as possible.

Yours truly,

A handwritten signature in black ink, appearing to be 'D. Eby', written in a cursive style.

David Eby, QC
Attorney General and
Minister Responsible for Housing

pc: The Honourable Josie Osborne, MLA

From: [Sarita Mielke](#)
To: [Community Input Mailbox](#)
Subject: Public hearing input regarding: 221 Minato Road project and other large scale developments
Date: January 20, 2025 9:17:25 PM

[External]

Dear Mayor and Council,

We are writing today with concern for the proposed ERIF 221 Minato Road development and do not feel a project of this scale suits the community plan nor will it lend itself to furthering required accommodation demands. We are sure the district and council already have an idea of the actual needs for attainable/affordable housing in Ucluelet, and find it hard to believe the council would accept a project of this size (240 units - 500-700 people?). We would guess that somewhere closer to half this number at most would be more acceptable in the given area and adjacent to such environmentally sensitive/significant areas. But even that would seem hard to fit in this size of space following the character of other recently built neighbourhoods that better reflect the community vision.

We would like to make it clear that we are not opposed to some kind of development in this area, nor the proposed building technique, so long as forested setbacks, wildlife corridors, green spaces, foreshore and mudflats, future trail plans can all be protected appropriately. Lets not forget this area, consisting of old growth forest, was already heavily logged and left under dubious circumstances, can we please leave what has been left and build something more appropriate amongst it? A place that leaves trees between neighbours and parkland for families to play.

We believe a better approach to growth in Ucluelet is in the form of smaller scale neighbourhoods such as some of the "recent" developments that have gone through such as First Light, the phased approach of building out Oceans West, Raincoast Commons and St Jaques, Blueberry Hill, etc.

And there must be a mandated housing authority (think Whistler and Tofino) that actually makes these homes affordable and available to local residents who have been waiting to get into the market - first, before accepting outside investment. We should be looking to examples like Headwaters in Tofino, which has done wonders for the housing market there. The availability of this project single handedly lowered the living wage in Tofino for 2024, see the Clayoquot Biosphere Trust Living Wage report [here](#).

Allowing projects of the size and scale as this (along with others that have been recently proposed - such as Hyphocus) will change Ucluelet for the worse and the town will no longer be the same one we have all come to love.

Sarita Mielke and Draniel Grinnell,
1288 Peninsula Road.

From: [Kathryn Wallace](#)
To: [Community Input Mailbox](#); [Info Ucluelet](#)
Subject: Question for public hearing Jan 21 re: Minato
Date: January 20, 2025 10:54:11 PM

[External]

Dear Mayor and Council,

Regarding 221 Minato development:

Is there legal commitment that is place to ensure the developer actually builds all of affordable units in their plans?

Is there a legal commitment for the developer to build those affordable units first- prioritizing those builds before any of the other units?

If the developer is not legally bound to building the affordable units, as well as build them before other units (ie. vacation units) I am not in support of this project until it is amended.

Thank you
Kathryn Wallace

From: [Dario Phillips](#)
To: [Community Input Mailbox](#)
Subject: Support letter for 211 Minato with DCC's funds to support Park Upgrades
Date: January 21, 2025 9:23:37 AM

[External]

To whom it may concern,

I'm writing this letter to support the development of 211 Minato. Ucluelet needs more affordable housing options for purchase and rent. The 211 development will also bring in DCC funds, which should be used to support our upgraded skate park needs and a dedicated outdoor tennis and pickleball court. Maybe there is also room in the development plans to have the tennis and pickleball court located on that property?

Thank you,
Dario

Dario Phillips
B-1780 Larch Road, V0R 3A0
Ucluelet, BC

From: [Ian Rumley](#)
To: [Community Input Mailbox](#)
Subject: Application Number RZ24-13, Minato Rd development proposal
Date: January 21, 2025 10:25:17 AM

[External]

Jan 21, 2025.

Dear Mayor and Council,

RE: Minato Development

My name is Ian Rumley and I have lived at 499 Orca Crescent since April 2021.

One of the things that attracted my wife and I to Ucluelet as a place to live was the Wild Pacific Trail and I am a frequent walker on the trail. I enjoy it so much that I became a board member of the Wild Pacific Trail Society.

The Wild Pacific Trail is so valued by property owners that many who are adjacent to the trail clear their own access paths, and others whose properties are not adjacent to the trail frequently advertise their property as being “just steps away” from the Wild Pacific Trail.

The Wild Pacific Trail is truly a Ucluelet gem and no doubt one of the top reasons to visit or live here.

It is for this reason, as well as those expressed by Barbara Schramm, that I would like to express my objection to this property development proposal which specifically proposes that no trails be constructed in parkland which are adjacent to the property.

An interpretive trail through this ecologically interesting but sensitive area would be a great addition to the Ucluelet trail network and educate the public about the damage that walking on the mudflats does.

Ensuring that this proposal allows a trail is in line with the 2022 OCP policy of inclusion of trails in this area. Much thought and effort goes into OCPs and they should not be easily modified. It defeats the purpose of having an OCP.

Accepting the idea of not adding the trail sets a precedent and sends a message that trails are an option that do not need to be included in future development proposals, even when part of the OCP.

Ian Rumley

499 Orca Crescent

From: [Info Ucluelet](#)
To: [Community Input Mailbox](#)
Subject: FW: Minato Development Project
Date: January 21, 2025 10:29:28 AM

From: [REDACTED]
Sent: January 21, 2025 10:27 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Minato Development Project

[External]

I am writing to voice my concerns regarding the Minato Development Project. While I understand the need for more housing, this project is far too large in scale and requires significant loss of green spaces. Our town infrastructure and resources are already challenged and stretched thin. Development and growth requires careful planning and consideration. Housing is important but please carefully weigh the impact this development will have on this community now and in the future.

Thank you,
Carol Atkinson


From: [Chris Shaw](#)
To: [Community Input Mailbox](#)
Subject: Minato Road
Date: January 21, 2025 12:52:50 PM

[External]

To whom it may concern,

I writing to lend my Support to the minato road housing project as I believe it is a good project to add housing to the community.

Thanks,

Christopher Shaw


Enviado desde mi iPhone

From: [Amphitrite Electric](#)
To: [Community Input Mailbox](#)
Subject: Minato Road Development
Date: January 21, 2025 12:58:40 PM

[External]

To whom it concerns,

As a local business owner and community member, I value the need for more affordable housing to offer young families a chance to be able to stay in this community. It has become unattainable for the middle class to work their way up in this community to be able to purchase their first home.

Developments like the one proposed at Minato Road offer a sustainable building procedure. Which will cut down on the waste from the building process.

I know my staff would greatly appreciate this opportunity to allow more housing that is offered at an affordable rate to be able to settle into the community and start families of their own.

Thank you,

Jason Hogan


Amphitrite Electric Ltd.



From: [Melissa Hardy](#)
To: [Community Input Mailbox](#); [Info Ucluelet](#); [Melissa Hardy](#)
Subject: ERIF 221 Minato Rd. Proposed development.
Date: January 21, 2025 1:14:03 PM

[External]

Dear Mayor and Council,

Ucluelet Council, Staff, and anyone it may concern; I am writing to you to express my concern regarding the ERIF 221 Minato Rd. Proposed development.

This development has conflicting information on the "affordable housing" proposed. I was also trying to find past projects from this developer and was not successful. My concern is that they will not complete the rentals and affordable units first before the luxury ocean front and vacation rentals units.

Will the council require the developer to complete the "affordable" housing first? There are so many hard working Ucluelet residents, families in town looking for housing. Will these people get priority for these rentals and "affordable units for sale"? How can we be sure this will happen?

My concern is the size and lack of green space with two mudflats on either side of the development. I have spent many years with my boat on the water in the bays and they are habitat for amphibians, and bird nesting areas. Will there be a waste management upgrade in this area to support this density of occupants? With that being said the size of the project has also increased. Which will put more demands on health care, schools, day-care etc.... I am for this project but these are my concerns. Having lived in this town for 17 years I have not seen any "affordable housing" projects actually turn out to be affordable.

My concern is the delays in these types of projects creating more costs, such as First Light.

Melissa Hardy
Ucluelet Resident for 17 years and Business Owner.

January 21, 2025

To Mayor, and Council

Thank you for taking the time to read my letters and address some of my concerns about the ERIF 221 Minato Rd. Development. I realize you have been working with the developer for some time, and are rapidly trying to get some affordable housing solutions on the go. I urge you to go through the appropriate channels to ensure Ucluelet gets exactly what it needs, and wants out of a development like this. The scale of the current proposal is too big, and too dense for our small town in my opinion.

Although you have ensured me that a project like this will have minimal impact of the surrounding environment due to the land already being cleared, I do believe that a 250 home development will remove any remaining wildlife corridors, and create more runoff into the sensitive mud flat area of the harbour. More concrete and less soil will create less absorption into the ground. Building this development to the proposed scale will surely damage the quiet estuary that sits just meters from the tree line.

I hope you will take into consideration wildlife corridors, and green space before considering this project. There needs to be a guaranteed setback and buffer zone surrounding the property to ensure that the developers do not take advantage of the DoU. We have seen it many times where lots are completely clearcut, abandoned, and the district cannot do anything about it. I realize that the DoU cannot control what people do on their properties, however I know that they can control the requirement for setbacks, via zoning, and bylaws. Please ensure all your requirements, including adequate setbacks are agreed upon in legal documents before considering this development.

Something that wasn't addressed in my previous letter was the strain on our existing infrastructure. I got the impression that it was more of a "we'll upgrade it as we go" situation. Please take into consideration that we just don't have the water/sewer, grocery, medical, restaurant, school services to accommodate 500+ new residents. This is also taking into consideration the current housing developments in town. I believe we need to be looking at significantly smaller affordable housing developments that will allow the town's infrastructure, and amenities to grow alongside. Otherwise we will be fumbling to play catch-up with a rapid 250 home increase.

I acknowledge and agree that we desperately need affordable housing in our town. The younger generation is living in unstable rental situations, and has some difficulty with affordability, not just here, but everywhere nowadays. I only ask that the development is scaled to a more reasonable size and that council is careful to ensure we get everything the developer promises. Green space and setbacks should not be overlooked, and should have written agreements before any permits are granted.

Thank you for your time,
Giovanni Corlazzoli
1860 Peninsula Road, Ucluelet