

July 30, 2025

District of Ucluelet
Mayor, Council, and District Staff



**RE: Application # RZ24-13 Public Hearing for 221 Minato Road
- District of Ucluelet Bylaws No. 1366, 2024, and 1367, 2024**

The Wild Pacific Trail Society (WPTS) extends our sincere gratitude for your ongoing vision and support of the Wild Pacific Trail. The Trail Society strongly values and regards our partnership with the District of Ucluelet as essential. Without your relentless support, our motto, “*Inspiring through Nature*,” would not be achievable.

We do not wish to object to the development of good affordable housing, and that means affordable within the definition of the CHMC criteria, but this proposed development and the proposed Official Community Plan changes and Zoning Bylaw amendments requested by the developer raises significant concerns.

Our concerns are not for the affordable housing elements, but for the substantial increase in Tourist Commercial designation in the OCP, and with the Vacation Rental and Short-Term Rental zoning changes proposed.

We have made these same points before at prior public hearings and made them known to District staff, but they need to be repeated, and they are even more important now because of the increase in Tourist Commercial designation in this iteration of the proposal.

We have reviewed the green and natural spaces for the Minato Bay Development and ask that the proposal does not gain council’s approval without resolving these issues:

- **Protection of Intact Green Space** - installation of a physical barrier (i.e. construction fencing) around the perimeter of the parkland during the development phase, should occur to prevent any clearing of trees and vegetation, or overflow of land fill. The barrier should be erected before and during construction to clearly delineate parkland boundaries. Upon the project’s completion, our preference would be for a permanent park border fence to discourage unauthorized trails from being formed from individual lots, through the parkland to the mudflats and waterfront.
- **Environmental Sensitive Areas** – WPTS expresses opposition to any dock installation or water access such as a boat launch, due to the sensitive nature of Olsen Bay’s wetland and mudflats. Lands not slated for phase one development should not be logged, especially in the road setback.
- **Trail Continuity** – we propose one primary trail through the park space over having multiple segments throughout. The trail and adjacent greenway would create linkages between developed environments, balancing the needs of human communities and natural ecological systems, while allowing for untouched habitat where wildlife can be undisturbed. Educational signage in this corridor similar to Mudflat Interpretation at Spring Cove would be essential to mitigate foot traffic on the mudflats.
- **Developer should provide the amenity** - with the enhanced land value and sales revenue that the developer expects to receive in respect of gaining this Tourist Commercial designation, (stated as \$100k per lot by the developer in a prior council meeting), it seems quite reasonable to provide the aforementioned trail construction and fencing as an amenity to their customers, the tourists visiting those properties, and the wider community. To protect the parkland and ensure that they are delivered as promised, the developer should be compelled to complete the construction of all these as a pre-condition to any other building or excavation permits being issued for the property. Weyerhaeuser has set this precedence on their projects.

The Wild Pacific Trail Society thanks the District for taking into consideration our request for the protection of Olsen Bay's park space and environmental sensitive areas. We remain willing to work with all partners involved in the development of Minato Bay and look forward to collaborating in the creation of trails and green corridors that protect the natural treasures of Ucluelet.

From all of us at the Wild Pacific Trail Society, thank you. Your support encourages our continued commitment to reaching our goals.

Together we are inspiring through nature.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Schramm". The signature is fluid and cursive, with the first name "B." and the last name "Schramm" clearly distinguishable.

Barb Schramm
President, Wild Pacific Trail Society
1958 Bay St, PO Box 572, Ucluelet BC V0R 3A0

*The Wild Pacific Trail Society is a group of volunteers dedicated to inspiring
a personal connection with nature to create a wave of change for environmental stewardship.*