



July 30, 2025

District of Ucluelet
200 Main Street
Ucluelet, BC

Attention: Richard Harding, Chief Administrative Officer

Re: SD25-01 221 Minato Road ERIF –Submission to DOU

Dear Richard,

Appreciative for the information that the DOU has provided YG in regards to 221 Minato Road project. As DOU and the developer are aware YG bases it assessment and responses to development, including plans and zoning matters/applications to the DOU on information we receive through DOU.

YG comments in relation to the information provided are:

1. Water Management

We require confirmation from the DOU that the per capita guidelines on 300-350 litres per person is being met within the application.

2. Wildlife and Environmental Assessment

We acknowledge the inclusion of detailed baseline biophysical mapping and consultant appendices in the updated environmental documents. Our primary concern remains that the original Environmental Impact Assessment lacked sufficient scope—particularly in addressing cumulative effects, traditional use considerations, and mitigation strategies for human-wildlife conflict.

Please provide YG with DOU's comments in respect to the revised information.

3. Protection of Old Growth and Culturally Modified Trees

We consider these trees to be substantial and protected, given their ecological and cultural value. Development must not override Indigenous rights to land use and cultural practices.

The Yuutu?it?ath Government requests:

- That the 30 metre buffer is not disturbed.
- ERIF to formally replace any other culturally significant trees and plants removed during development, to date or subsequently, with native species on Yuutu?it?ath hahuuli or another mutually agreed-upon location, in consultation with our Land and Resources Department.

4. Housing Access & Attainability, Job Opportunities

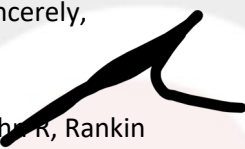
These matters would be part of an IBA (Impact Benefit Agreement) negotiated separately between the developer and YG, distinct from any zoning/development assessment/comments by YG and the IGA referral team.

We will provide the YG contact person in regards to this to the Developer.

Yuułuʔiłʔatḥ Government supports responsible development that addresses urgent housing needs, especially for our citizens, that aligns with Indigenous rights, cultural continuity, and environmental stewardship.

Thank you for your attention to these concerns.

Sincerely,



John R. Rankin
Director of Intergovernmental Affairs Yuułuʔiłʔatḥ Government – Ucluelet First Nation

Cc:

Bruce Greig - Director of Community Planning
James MacIntosh - Director of Engineering Serv

bgreig@ucluelet.ca
jmacintosh@ucluelet.ca