



**REGULAR MEETING OF COUNCIL  
Thursday, January 20, 2022 @ 4:00 PM  
Ucluelet Community Centre,  
500 Matterson Drive, Ucluelet**

**LATE AGENDA**

	Page
1. LATE ITEMS	
1.1. Add the following written submissions to Public Hearing Item 7.1 "Written Submissions Received During the Notice Period" after page 234 of the Agenda. <a href="#">2022-01-18 Petrowitz - Turner</a> <a href="#">2022-01-20 Onni Group Ltr</a>	3 - 8



**From:** [Ann Turner](#)  
**To:** [Community Input Mailbox](#)  
**Subject:** OCP Public Hearing 20 January 2022  
**Date:** January 18, 2022 2:25:58 PM  
**Attachments:** [16 Jan 2022 ltr for OCP hearing.docx](#)

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**[External]**

Our submission for the OCP Public Hearing is attached. The original with signatures was deposited in your dropbox earlier this afternoon. Thanks for the opportunity to participate!  
Ann Turner

16 January 2022

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

Dear Sir and Mesdames:

Re: Public Hearing on the Draft OCP 2020, to be held 20 January 2022

Thank you for this new opportunity to review and comment on the District of Ucluelet Official Community Plan 2020.

A lot of good and thoughtful work has gone into incorporating the information gained from the 2021 West Coast Land Use Demand Study into the Plan. The section on the Former Forest Reserve Lands outlines a practical, reasonable, and flexible approach to guide new developments. There is recognition that within the existing community tourism has to be managed so that its needs do not conflict with those of permanent residents and seasonal workers, especially where housing is concerned. Historic sites, park land, and natural features are to be protected for everybody's benefit.

Some thoughts on specific areas of the Plan:

**Policy 2.86** proposes a 30 km/hr speed limit on Peninsula Road (from where to where?) and Matterson Drive. The sooner the better, for safety's sake. And see that it's enforced!

**Policy 2.89** proposes extending Marine Drive as a parallel access route to the community without waiting for development on the adjacent public lands. Another good idea! It would take some of the traffic off Peninsula Road and open up the area for better assessment of its development potential.

**Objective 3E:** Add compliance with covenants registered against the land title as a condition for obtaining building permits and business licenses for properties, verify that the proposal is compliant before issuing the permit or license, and check that it continues to be compliant as building and business activity take place on the site. This would ensure that applicants are aware of the covenant(s), assist them with planning, and avoid unnecessary disputes with neighbours and expensive litigation later on.

**Policy 4.16** proposes that we "continue to explore the feasibility" of Kennedy Lake as a water source. Making the connection to Kennedy Lake needs to be much higher priority than that! Our patchwork of wells is unreliable, expensive to maintain, and will become increasingly inadequate as population increases and summers become hotter and drier with climate change.

**Policies 2.69, 2.72a, 3.80; Objectives 2Y and 2Z**

Sections of the OCP dealing with the Reef Point Area, including the maps in Schedule A: Long-Range Land Use Plan, and Schedule C: Parks & Trails Network, still need revision. “Large scale tourist commercial development” (Policy 3.80) is not appropriate for the narrow little Reef Point peninsula, and in the process of introducing it we are destroying what tourists come to see and residents enjoy year round. The community’s loss of Terrace Beach to commercial exploitation is a recent example.

Rather than repeat all the details in our previous letters to Council about the Draft OCP’s shortcomings vis a vis the Reef Point Area, Wild Pacific Trail, and Safe Harbour Trail, we request that you review them in the Agendas below. The selection of letters in Info Packages 3 & 4 for the 20 January 2022 Public Hearing is incomplete. Nearly 50 written submissions from property owners and residents of the area are in these Agendas, many of them critical of what is proposed.

\*8 April 2021 Public Hearing Agenda, and Late Agenda

13 May 2021 Public Hearing Agenda – Part 3, and Late Agenda

17 August 2021 Regular Council Agenda, and Late Agenda 2

23 November 2021 Special Committee of the Whole Agenda, and Late Agenda

Please look through these letters again to see how the current Draft OCP’s plans for commercialization of the Reef Point area contradict its stated objectives of preserving Ucluelet’s “pristine scenic beauty” and “heritage and cultural values” (p.85). Forcing them through, now or over the next 30 years (the planning horizon of this OCP) doesn’t make them any more acceptable or less damaging.

Thank you for your consideration.

Sincerely,

Ann Turner  
1160 Coral Way

Thomas Petrowitz  
1160 Coral Way

\*The 15 December 2020 Regular Council Agenda introduced an OCP Amendment concerning commercial development in the Reef Point area. A Public Hearing on it scheduled for 28 January 2021 was cancelled owing to an error in the published Notice of Meeting and it was rescheduled for 8 April 2021.



January 20, 2022

**District of Ucluelet**

200 Main Street, PO BOX 999  
Ucluelet, British Columbia V0R 3A0

**Attention: Mayor Mayco Noel, Members of Council**

**Re: January 20, 2022 Public Hearing – Official Community Plan Bylaw No. 1236, 2020**

We are writing to advise the District of Ucluelet of our opposition to the revised OCP, and our disappointment at the District's lack of consultation and transparency as we have continued to work through this process to try and create a project that contributes to the many important needs for the community.

As you are aware, Onni filed a Petition challenging OCP Amendment Bylaw No. 1292, 2021 and Zoning Amendment Bylaw No. 1293, 2021 at the end of November. Onni filed this petition challenging the amendment to these bylaws due to the fact the District was acting in bad faith. The amending of these bylaws was adopted in the midst of consideration of a Draft OCP, as well as active conversation between Onni, District Staff, and the Community. Onni was already concerned about the contents of this draft OCP, as in addition to be substantially different from previous iterations of proposed plans Onni had shared with the community and had received positive feedback, this draft now showed pre-existing, approved, subdivided and serviced lots as future parkland, further evidence of the bad faith nature the District has recently showed in conducting business with proponents such as Onni.

Despite challenges with the Draft OCP and noted resistance from the community in general, it has already gone to public hearing and currently is/was awaiting final adoption. However, Onni recently learned, by chance, that the District has rescinded 2<sup>nd</sup> and 3<sup>rd</sup> reading of the Draft OCP, and that a new public hearing is set for this evening. At no point was Onni alerted to the changes to the OCP by any District Staff, formal or informal, despite the fact Onni has filed legal proceedings challenging the District's actions and, more importantly, the Wyndansea lands would potentially be drastically impacted by the new proposed changes.

While more time is required to review the revised OCP and provide detailed comments, Onni does want to bring to attention several significant changes which we feel is cause for serious concern and would limit our ability to provide a quality project that serves the needs of the community. Of note, we are disappointed to see that much of the Wyndansea lands have now been designated as "Areas of potential Future Growth". While in a general sense such a description may suggest that these lands are available for future growth, a more precise review of the Draft OCP reveals that "potential future growth" means virtually no new opportunities for development. As referenced on map 9 of the Draft OCP, titled "Low(ish) Growth Scenario", there is a note in small print pointing to the Wyndansea properties which states:

**Future Potential Growth Areas**

Note that within the scope of the OCP, areas labelled as "Future Potential Growth" may be designated for no development at this time - and to be preserved in their natural state. OCP policy may direct that development in these areas be considered beyond the year 2050. These areas could be considered for development sooner if necessary, by amending the OCP - once an acceptable comprehensive plan is presented showing a community benefit and providing for the servicing to these sites. This is a policy area that should be reviewed as time goes by and as development unfolds outwards from the centre of town.

In light of our outstanding legal proceedings against the District, previous negotiations and agreements regarding our lands, and the far-reaching implications of the proposed new changes to the Draft OCP following the September 2021 public hearing, we would have hoped the District would have consulted with us and other residents of Ucluelet, as it did previously, before putting forward these kinds of changes.

While we were pleased to see that the District has now seemed to acknowledge it cannot take our subdivided and serviced strata lots and common property for a parkland, we are disappointed that once again we seem to be at odds, and continue to struggle to find a way to meaningfully work with the District on creating the best development possible for the community.

As such, by way of this email, Onni would like to register our opposition to the draft OCP and ask that Council defer this matter until it has consulted with the public, including Onni. We hope lines of communication can once again be opened, and that we will be able to find a way to have productive and regular conversation that will lead to a high-quality project that will be a benefit to all parties and most importantly to the citizens of Ucluelet.

Sincerely,



**Onni Wyndansea Holdings Ltd**