

# **AGENDA**

## *PUBLIC HEARING*

**Tuesday, December 9, 2014**

**7:00 p.m.**

**George Fraser Room, Ucluelet Community Centre  
500 Matterson Drive,  
Ucluelet, B.C.**

**Council Members:**

Mayor Dianne St. Jacques  
Councillor Sally Mole  
Councillor Randy Oliwa  
Councillor Marilyn McEwen  
Councillor Mayco Noel

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**PUBLIC HEARING AGENDA**

December 9, 2014 at 7:00 pm  
 George Fraser Room, Ucluelet Community Centre  
 500 Matterson Drive, Ucluelet, BC

<p><b>CALL TO ORDER</b></p>	
<p><b>EXPLANATION OF PUBLIC HEARING PROCESS:</b></p> <p>Call for Persons to Speak</p> <p>Rules Governing Public Hearings**</p>	
<p><b>BYLAWS AND RELATED REPORTS:</b></p> <p><b>PH 1. Zoning Amendment Bylaw No. 1176, 2014</b></p> <p><b>PH 1-A. Written Submissions</b></p>	
<p><b>ADJOURNMENT</b></p>	

Pg. 17

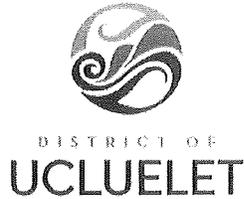
**\*\* RULES GOVERNING PUBLIC HEARINGS**

1. As provided for in the *Local Government Act*, the Council is required to hold a Public Hearing before adopting a Official Community Plan Bylaw, Official Community Plan Bylaw or amendments thereto.
2. At a Public Hearing all persons **who deem their interest in property affected** by the proposed bylaws shall be afforded an opportunity to be heard on matters contained in the bylaw.
3. The Council may give such effect, as it deems fit, to representations made at a Public Hearing, in the bylaws as adopted.
4. At a Public Hearing the Council is under no obligation to enter into a debate on any issue. The purpose of a hearing is to **hear** representations, which will later be considered by the Council in the meeting.

Dianne St. Jacques  
 Mayor

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FOR REFERENCE

**STAFF REPORT TO COUNCIL**

Council Meeting: Oct 28<sup>th</sup>, 2014  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, PLANNING ASSISTANT**FILE NO:** (RZ14-03); XREF: FOLIO 061.020

**SUBJECT:** PROPOSAL TO REZONE LOT 20, SECTION 21, CLAYOQUOT DISTRICT, PLAN VIP64737, PID 023-656-107 (1136 CORAL WAY) FROM R1 SINGLE FAMILY RESIDENTIAL TO VR-1 VACATION RESIDENTIAL ZONE.

**ATTACHMENT(S):** APPENDIX A – DESIGN DRAWINGS  
APPENDIX B – PROPOSED BYLAW NO. 1176, 2014

**RECOMMENDATION(S):**

1. **THAT** Council receives this report for information.
2. **THAT** Zoning Bylaw No. 1176, 2014 be given First and Second Readings and
3. **THAT** Zoning Bylaw No. 1176, 2014 be advanced to a Public Hearing

**PURPOSE:**

To provide Council with information on the proposed rezoning of the subject property located at 1136 Coral Way. The proposed Rezoning is from R1 Single Family Residential to VR-1 Vacation Rental.

**BACKGROUND:**

Council will recall the previous staff report on the August 12<sup>th</sup>, 2014 Council Agenda that reviewed this Rezoning Application RZ14-03 and the overlap in process with the new Zoning Bylaw #1160, 2013. Council's resolution at that time was to hold the subject Rezoning until Final Adoption of the Zoning Bylaw was given on October 16, 2014. This report is to bring this application forward and further that rezoning process

**ANALYSIS:**

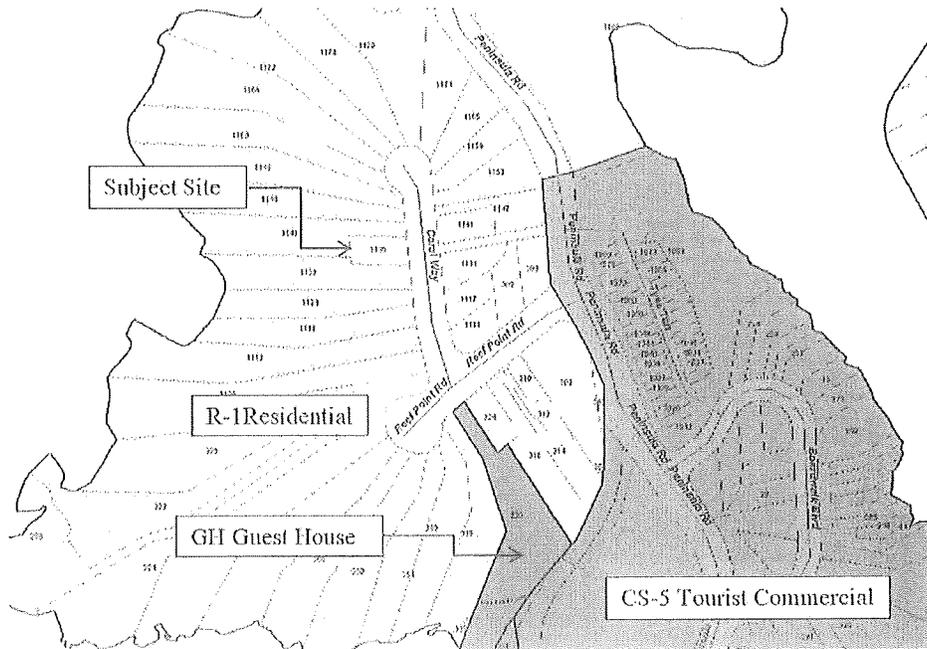
The subject site is located on the west side of Coral Way; five properties north of the intersection of Coral Way and Reef Point Road (see Figure 1).

**FOR REFERENCE**



**Figure 1**

The area is zoned predominantly R-1 Single Family Residential with the exception of one GH-Guest House Zoned lot located on Reef Point Road (see Figure 2).



**FIGURE 2**

There are 5 established Bed and Breakfast operations in the neighbourhood. The subject site currently contains a single family dwelling with a secondary suite located within the SFD on the ground floor under the main living area. This ground floor secondary suite is the proposed location of the Vacation Rental suite (see Figure 3).

FOR REFERENCE

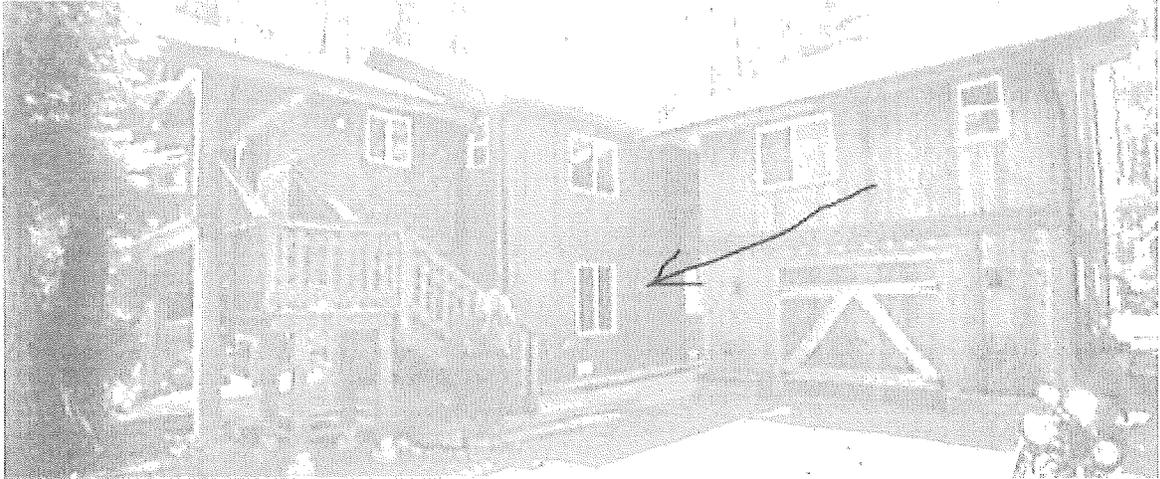


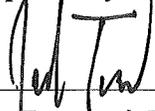
Figure 3

The current building meets the site and density regulations of the R-1 and VR-1 zones. The Reef Point Road and Coral Way area is a residential neighborhood. The GH Guest House zoned property and the large number of established B&B's uses add a commercial element to the neighbourhood. A VR-1 Vacation Rental may increase this commercial aspect of the neighborhood. However, as there is an existing rental suite where the proposed vacation rental suite would be it is likely that there would be minimal if any additional impact. There is buffering created by the two panhandle driveways on each side of the subject property. The property is fully treed and landscaped which may mitigate potential impact on the adjacent properties. The proposed vacation rental does not require a major renovation and there are no exterior additions or renovations required or proposed. The proposed site also meets the parking requirements for a single family dwelling and a single vacation rental suite with three existing onsite parking spots located in the front yard. The floor area of Vacation Rental suites are regulated under section 406 of Zoning Bylaw. The propose suite size at 62sqm is under 83sqm allowable for the proposed property.

**SUMMARY:**

The proposal meets the zoning requirements for a VR-1 Vacation Rental lot. The Coral Way neighborhood with its GH Guest House zoned property and the number of existing B&B's has an established commercial element. The proposed change in Zoning from a R1 Single Family Residential to VR-1 Vacation Rental will be a slight increase to this commercial element but the impact is significantly lessened with the applicant utilizing an existing suite in a fully treed and landscaped setting and that the site is buffered by the two panhandle lots located on each side of the property.

**Respectfully submitted:**

  
\_\_\_\_\_  
John Towgood, Planning Assistant

**FOR REFERENCE**

To Whom It May Concern,

We are writing in regards to applying for VR-1 zoning of our property at 1.136 Coral Way, Ucluelet, BC. We have read through the application and do believe our property would meet the requirements for the VR-1 designation. We feel rezoning wouldn't have any sort of negative impact to our neighbourhood as we live in a subdivision where there are currently other vacation rental properties and B&B's. These of which from our personal knowledge have not caused any excess noise or traffic. Our neighbourhood is of such that there is privacy between most of the properties as not to cause any disturbances to nearby neighbours. As well our property is surrounded by trees and mature gardens which provides a buffer to noise and privacy. We ideally would love to turn our 1 bedroom suite into a nightly rental. The suite does have its own parking for up to 2 cars so street parking wouldn't never be an issue and it is a basement suite so it is located on the bottom level of the main house.

Having this zoning would allow us a place to stay and have a home away from home for our young children to enjoy in the coming years. We currently live in Sooke, BC and had moved from Ucluelet 3 years ago due to my husband getting laid off as an electrician. As hard as it was we had to say goodbye to our friends and neighbours after residing in Ucluelet for over 6 years we had to choose to move as my husband found work in Victoria. At the time our children were 3 and 1 years of age. They still feel Ucluelet is their home as we visit many times throughout the year. We love to staying connected to the community and feel it would be amazing to be able to enjoy part of the home in which our children spent the first few years of their lives. Now of course being able to so financially would require us to have VR-1 zoning so this is why this is so important to our family to apply and take a chance with our fingers and toes crossed. We have always had amazing tenants with long term leases in place. We are hoping if we do indeed get approved for the zoning we can have a nightly rental up and running by fall or even as late as summer next year.

Thank you for your time,

Kindest Regards,

Melissa and Thomas Smith and family

2402 Poplar Drive, Sooke, BC, V9Z0Y5

250-642-0139, 250-818-7554

FOR REFERENCE



Main house on upper level &  
main house parking.

Stairs leading up to main house  
entrance.

FOR REFERENCE



Bottom level entrance to  
1 Balm suite & suite  
parking  
Upper level entrance to  
main house

FOR REFERENCE

6 Carol Way

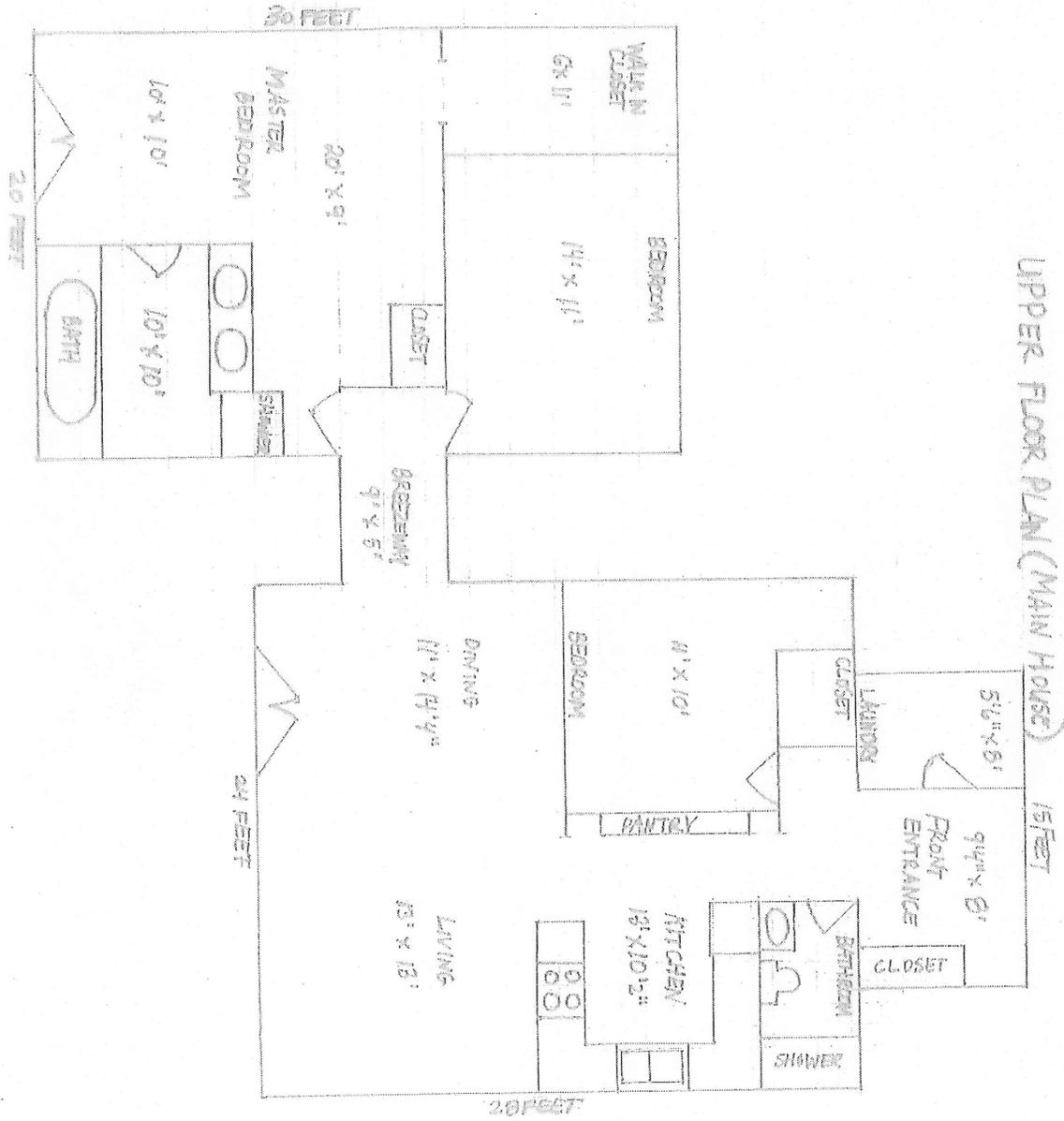
MAIN FLOOR PLAN (SUITE & GARAGE)



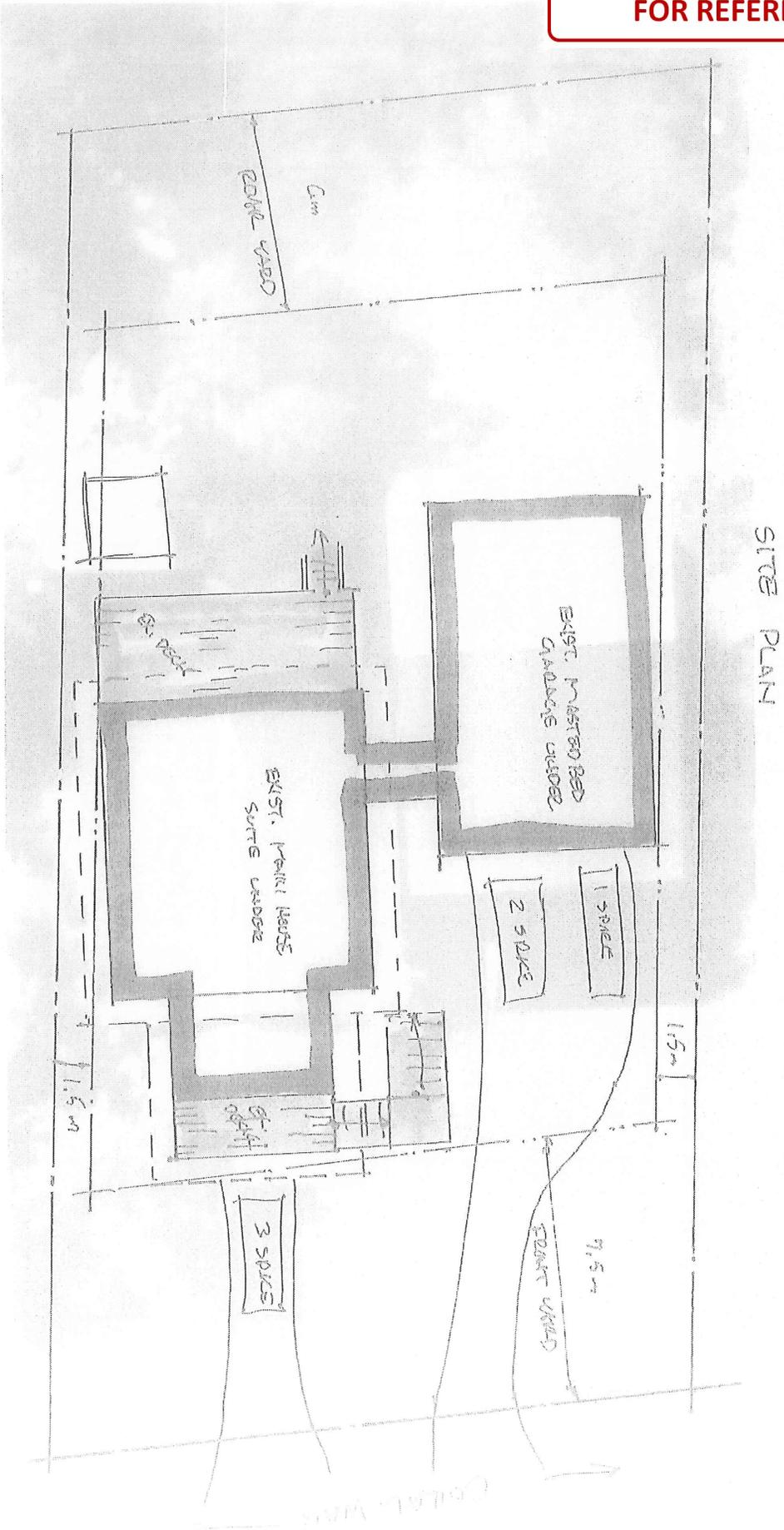
FOR REFERENCE

1136 Grand Way

UPPER FLOOR PLAN (MAIN HOUSE)



FOR REFERENCE



**FOR REFERENCE**



# District of Ucluelet

P.O. Box 999, 200 Main Street, Ucluelet, B.C. V0R 3A0  
Phone: 250-726-7744/Fax: 250-726-7335  
Website: www.dist.ucluelet.bc.ca

## OCCUPANCY PERMIT

Date: May 9, 2013

Name: Thomas Smith  
Address: 1136 Coral Way  
\_\_\_\_\_  
\_\_\_\_\_

Dear Mr./Ms. Smith:

RE: Lot 20, DL 21, Plan # V1PC4737, Building Permit # 07-15

PLEASE BE ADVISED THAT A FINAL INSPECTION WAS COMPLETED ON THE SUBJECT PROPERTY ON May 9, 2013, AND THE BUILDING IS SUITABLE FOR OCCUPANCY.

  
\_\_\_\_\_  
Building Inspector Signature

FOR REFERENCE

## DISTRICT OF UCLUELET

## Bylaw No. 1176, 2014

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

**WHEREAS** Section 903 and other parts of the *Local Government Act* authorize zoning and other development regulations;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. THAT the property with legal description of Lot 20, Section 21, Clayoquot District, Plan VIP64737, PID 023-656-107, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from R1 Single Family Residential to VR-1 Vacation Rental, and the Zoning Map of the District of Ucluelet Zoning Bylaw No. 1160, 2014 be amended accordingly.

**READ A FIRST TIME** this    th day of    , 2014.

**READ A SECOND TIME** this    th day of    , 2014.

**PUBLIC HEARING** held this    th day of    , 2014.

**READ A THIRD TIME** this    th day of    , 2014.

**ADOPTED** this    th day of    , 2014.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1176, 2014."

\_\_\_\_\_  
Mayor  
Bill Irving

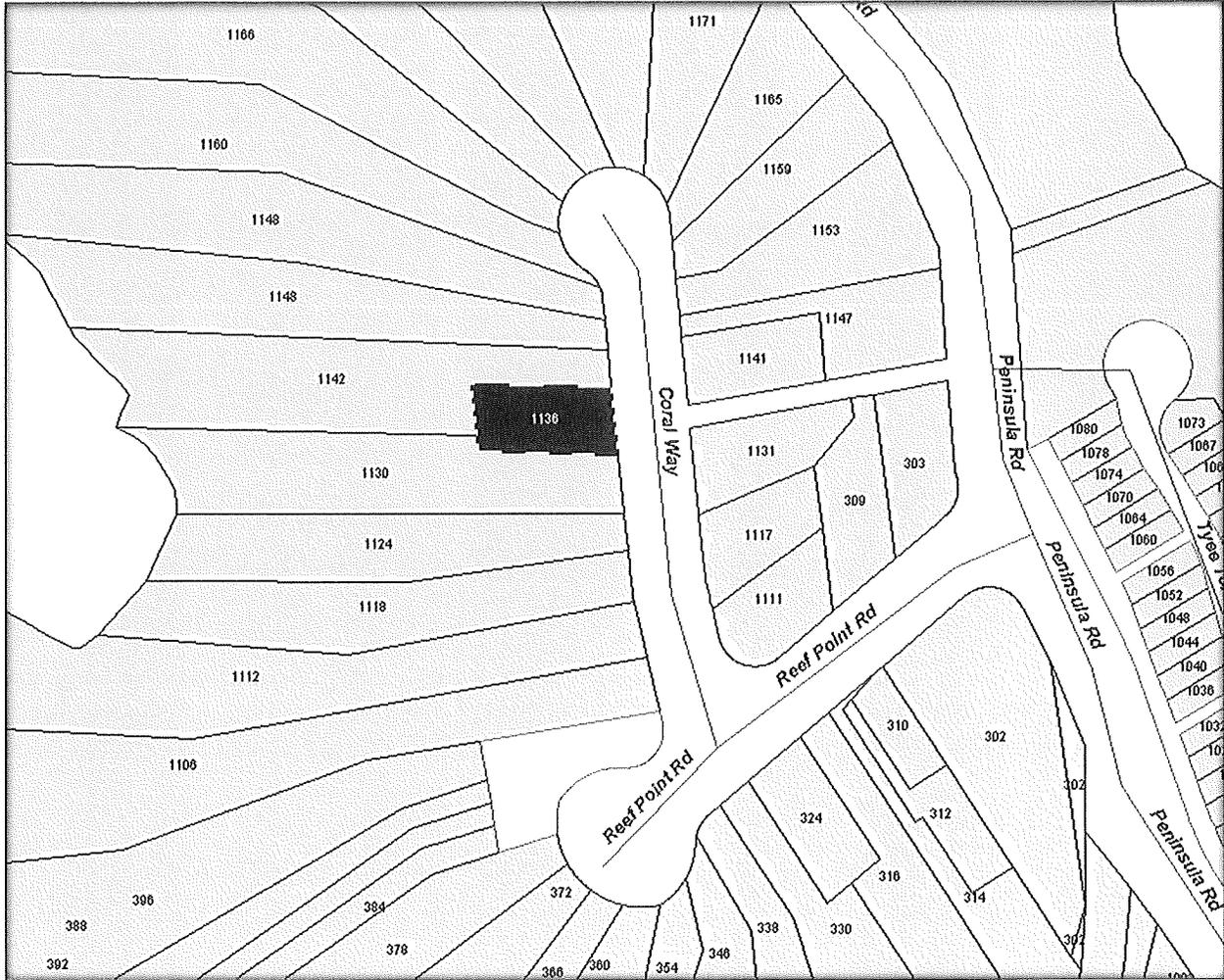
\_\_\_\_\_  
CAO  
Andrew Yeates

**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:

\_\_\_\_\_  
CAO  
Andrew Yeates

**FOR REFERENCE**

SCHEDULE 'A'  
Bylaw 1176, 2014



**DISTRICT OF UCLUELET**

**Bylaw No. 1176, 2014**

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**READ A FIRST TIME** this 28th day of OCTOBER, 2014.

**READ A SECOND TIME** this 28th day of OCTOBER, 2014.

**PUBLIC HEARING** held this XX day of XX, 2014.

**READ A THIRD TIME** this XX day of XX, 2014.

**ADOPTED** this XX day of XX, 2014.

**CERTIFIED A TRUE AND CORRECT COPY** of "District of Ucluelet Zoning Amendment Bylaw No. 1176, 2014."

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Mayor  
Bill Irving

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CAO  
Andrew Yeates

**THE CORPORATE SEAL** of the District of Ucluelet was hereto affixed in the presence of:

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CAO  
Andrew Yeates

