

# **AGENDA**

## *PUBLIC HEARING*

**Tuesday, March 8, 2016**

**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**

March 8, 2016 at 7:00 pm  
 George Fraser Room, Ucluelet Community Centre  
 500 Matterson Drive, Ucluelet, BC

<b>CALL TO ORDER</b>	
<b>EXPLANATION OF PUBLIC HEARING PROCESS:</b>  Call for Persons to Speak  Rules Governing Public Hearings**	
<b>BYLAWS AND RELATED REPORTS:</b>  <b>PH 1. Zoning Amendment Bylaw No. 1188, 2016</b>  <b>PH 1-A. Written Submissions</b>	Pg. 5  Pg. 9
<b>ADJOURNMENT</b>	

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

1. As provided for in the *Local Government Act*, the Council is required to hold a Public Hearing before adopting an Official Community Plan Bylaw, Zoning 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



## DISTRICT OF UCLUELET

### Bylaw No. 1188, 2016

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

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

**AND WHEREAS** the owner of PID: 026-432-331 Lot 29, District Lot 282, Clayoquot District, Plan VIP79602 (the "**Lands**"), generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, has applied to amend the District of Ucluelet Zoning Bylaw No. 1160, 2013 ("**Zoning Bylaw**") in order to remove the commercial and mixed commercial/ residential uses from the Lands and rezone the lands to R-4 Small Lot Single Family

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

1. The Zoning Bylaw is amended by deleting the Lot "29" reference for the Lands from the short legal descriptions under CD-3A.1. 4 along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

"CD-3A.1.4 The following uses are permitted on Lots 19 and 33, all of Plan VIP79602, in the areas of the CD-3 Zone Plan labeled "Commercial/ Residential", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
  - (a) Office
  - (b) *Retail*
  - (c) *Personal Services*
  - (d) *Daycare Centre*
  - (e) *Commercial Entertainment*
  - (f) *Recreational Services*
  - (g) *Community Use*
- (2) Secondary:
  - (a) Mixed Commercial/Residential
  - (b) Mixed Commercial/Resort Condo"

2. Section CD-3A.3(4)(b) of the Zoning Bylaw is amended by deleting the 12 dwelling units assigned to the Lands as the "*Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:" density, and replacing with a parenthetical annotation such that the subsection reads as follows:

**"CD-3A.3 Density:**

CD-3A.3.1 Maximum Number:

- |                                  |                           |
|----------------------------------|---------------------------|
| (1) Single Family Dwelling:      | 1 per lot                 |
| (2) Duplex Dwelling:             | 1 per lot                 |
| (3) Multiple Family Residential: | 20 dwelling units per lot |

(4) *Dwelling Unit* component of Mixed Commercial/Residential & Mixed Commercial/Resort Condo combined:

- (a) 6 dwelling units on Lot 19, Plan VIP79602
- (b) *[Deleted by Zoning Amendment Bylaw No. 1188, 2016]*
- (c) 6 dwelling units on Lot 33, Plan VIP79602
- (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]*

3. Section CD-3A.4.1(1)(b) of the Zoning Bylaw is amended by deleting the maximum size (gross floor area) assigned to the Lands, and replacing with a parenthetical annotation such that the subsection reads as follows:

**“CD-3A.4 Maximum Size (Gross Floor Area):**

CD-3A.4.1 Principal Building:

(1) Mixed Commercial/Residential & Mixed Commercial/Resort Condo:

- (a) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 19, Plan VIP79602;
- (b) *[Deleted by Zoning Amendment Bylaw No. 1188, 2016]*
- (c) 557.4 m2 (6,000 ft2) gross floor area combined on Lot 33, Plan VIP79602;
- (d) *[Deleted by Zoning Amendment Bylaw No. 1180, 2015]*”.

4. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly.

5. This bylaw may be cited as “Zoning Amendment Bylaw No. 1188, 2016”.

**READ A FIRST TIME** this 9th day of February, 2016.

**READ A SECOND TIME** this 9th day of February, 2016.

**PUBLIC HEARING** held this XXth day of XXX, 2016.

**READ A THIRD TIME** this XXth day of XXX, 2016.

**ADOPTED** this XX day of XXX, 2016.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1188, 2016.”

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Mayor  
Dianne St. Jacques

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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

**SCHEDULE 'A'**  
**Bylaw 1188, 2016**





Feb 26 2016

Re: Lot 29 Rainforest Lane

To whom it may concern

This letter is in support of Icon Developments Ltd with the proposed application of down zoning from the current mixed commercial/residential to R4 Small Lot Single Family zoning.

I believe this will be an asset to our neighbourhood and the community.

Feel free to contact me should you have any questions.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Ken Griffin', with a large, stylized flourish extending to the right.

Ken Griffin

835 Rainforest



Feb 25th, 2016

Hello Jamie,

I hope this letter finds you well and smiling. It was nice to meet and have a chat as we each enjoyed walking in our neighborhood.

I must say I had been a little apprehensive about the rumored end use for your property further along Rain Forest Drive, said to be twelve row houses or two huge commercial units. I was prepared to be most unhappy if our ambience was destroyed by such unlikely intrusions.

You set me at ease with your description of six well thought out lots for modest to spacious family homes. The voluntary widening of green space borders will aide in maintaining the privacy standards reflected in the larger surrounding lots. Having now seen your presentation sheets it seems like the alignment of the entry drive works toward an optimal use of the total property.

In my few short years of living in Ucluelet I have been more then a little impressed with the quality of your projects. I have no doubt you will again provide the right touches that make house's homes and neighbors happy. In this case I note that you continue to be one of those neighbors.

If you run into any problems with District or local dissent feel free to call on me to voice for reason.

Hopefully none of the people that defied the Rainforest building scheme with the approval of the District have any complaints.

I hope you carry on building pride into our wonderful Ucluelet.



David Neilson  
716 Rainforest Lane  
250 726 0699



Feb 26 2016

Re: Lot 29 Rainforest Lane

To whom it may concern

This letter is in support of Icon Developments Ltd with the proposed application of down zoning from the current mixed commercial/residential to R4 Small Lot Single Family zoning.

Being a direct neighbor I am confident that Icon will build quality home(s) that not only will raise property values but also create good neighbors. We have talked about and green space between my property and Icon's and I thank them for considering my needs as a neighbor.

Feel free to contact me should you have any questions.

Kind Regards,

Wade Mrack



Lot 30 Rainforest Dr