

AGENDA

SPECIAL MEETING OF COUNCIL

Monday, December 16, 2013

7:30 p.m.

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

Council Members:

Mayor Bill Irving

Councillor Dario Corlazzoli

Councillor Geoff Lyons

Councillor Sally Mole

Councillor Randy Oliwa



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SPECIAL COUNCIL MEETING AGENDA

December 16, 2013 at 7:30 pm
George Fraser Room, Ucluelet Community Centre
500 Matterson Drive, Ucluelet, BC

Pg. 05	<p>ADOPTION OF MINUTES: December 10, 2013 Regular Council Minutes</p>	
	<p>CORRESPONDENCE: None</p>	
	<p>INFORMATION ITEMS: None</p>	
	<p>REPORTS: None</p>	
Pg. 13	<p>LEGISLATION: L-1 Third Reading of Bylaw No.1161 - RZ#13-03 for 1766 Cypress Road Patricia Abdulla, Manager of Planning</p>	
Pg. 21	<p>L-2 Third Reading of Bylaw No. 1162 Patricia Abdulla, Manager of Planning</p>	
	<p>ADJOURNMENT</p>	
	<p>RESOLVE INTO CLOSED SESSION <i>Notice: This meeting may be closed to the public only where items for consideration meet the requirements of Section 90 of the Community Charter.</i></p>	

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DISTRICT OF UCLUELET
Minutes of the Regular Council Meeting
held in the George Fraser Room, 500 Matterson Drive,
Ucluelet, BC on November 26, 2013 at 7:30 pm

COUNCIL PRESENT:

Mayor Irving
Councillor Corlazzoli
Councillor Mole
Councillor Lyons
Councillor Oliwa

STAFF PRESENT:

Andrew Yeates, CAO
Morgan Dossall, Recording Secretary

CALL TO ORDER:

Mayor Irving called the meeting to order at 7:30 pm.

APPROVAL OF MINUTES:

Moved by Councillor Lyons, seconded by Councillor Corlazzoli to adopt the November 26, 2013 Harbour Authority and Regular Council minutes as presented.

CARRIED

ERRORS OR OMISSIONS:

None

BUSINESS OUT OF THE MINUTES:

- ❖ Update on Fibre Optics project: Telus, BC Hydro, First Nations Pathway Program, Provincial Government, and Tla-o-qui-aht met in Vancouver recently. Group managed to reduce shortfall from \$3.23M to \$600k. Province is in process of investigating sources of funding to close the gap, and are hoping to do this before Christmas so that physical work can begin in March 2014

PUBLIC INPUT, DELEGATIONS & PETITIONS:

D-1 Pacific Rim Whale Festival Society - Presenter: Gillian Nicol

- Thank-you to District of Ucluelet for their support of last years' event
- Provided update on event past and changes going forward
- Made requests related to support of the event for March 2014

Council provided direction to Ms. Nicol on how requests can be met.

CORRESPONDENCE:

C-1 Request to Renew Pacific Rim Visitor Centre Agreement

Susan Payne, Executive Director - UCOC & Visitor Centres

Moved by Councillor Lyons, seconded by Councillor Oliwa to receive correspondence item C-1.

CARRIED

Moved by Councillor Lyons, seconded by Councillor Oliwa to renew the existing Memorandum of Understanding as it was previously.

CARRIED

INFORMATION ITEMS:

- I-1 Vancouver Island Coast Guard Service**
Zoran Knezevic, Port Alberni Port Authority CEO
- I-2 UBCM – Ministry of Jobs, Tourism, and Skills Training**
Shirley Bond, Minister
- I-3 Proposed Changes to Agricultural Land Commission**
John Douglas, Mayor – City of Port Alberni
- I-4 Tofino’s Creative Salmon Certified as Organic**
Lisa Stewart, Communications Officer – Creative Salmon
- I-5 BC Communities in Bloom – 2014 Membership**
Catherin Kennedy, Executive Director
- I-6 Nuu-chah-nulth Tribal Council Meeting Confirmation**
Debra Foxcroft, President
- I-7 Long Beach Area Reinforcement Project**
District of Ucluelet Council

Moved by Councillor Corlazzoli, seconded by Councillor Oliwa to receive information items I-1 through I-7.

CARRIED

Moved by Councillor Mole, seconded by Councillor Corlazzoli to direct staff to write a letter of congratulations to Tofino's Creative Salmon for achieving organic certification.

CARRIED

REPORTS:

- R-1 Expenditure Voucher G-20/13**
Jeanette O’Connor, CFO

Moved by Councillor Lyons, seconded by Councillor Corlazzoli to approve Expenditure Voucher G-20/13.

CARRIED

- R-2 Quarterly Manager’s Report – October to December, 2013**
District of Ucluelet

Moved by Councillor Corlazzoli, seconded by Councillor Oliwa to move recommendation one of the “Quarterly Manager’s Report – October to December, 2013”, which states

(1) THAT Council receive the following report for information.

CARRIED

R-3 Quarterly Motion Report – October to November, 2013

District of Ucluelet

Moved by Councillor Lyons, seconded by Councillor Corlazzoli to receive the “Quarterly Motion Report – October to November, 2013” for information.

CARRIED

R-4 Financial Audit Services Contract Award

Jeanette O’Connor, CFO

Moved by Councillor Lyons, seconded by Councillor Corlazzoli to award the External Financial Audit Services contract to the auditing firm of KPMG.

CARRIED

LEGISLATION:

None

COM-1 COMMITTEE REPORTS:

Councillor Dario Corlazzoli

Ucluelet Chamber of Commerce

- Met December 9, 2013
- Were reaccredited as Canadian Chamber of Commerce with Distinctions, good for next 3 years; only 20 out of 180 chambers in BC to achieve distinctions
- Registration going strong for marathon with 26 full marathon, 27 half marathon, and 3 relay teams already registered; still working on course
- Held successful gala – donation of \$500 to food bank and \$500 to hospice
- Working with other chambers on the island to deal with BC Ferries on issues from rates to service
- Trying to reestablish merchant committee to improve communication between businesses
- Report from Parks Canada of approval received to do a Long Beach Challenge, similar to Grouse Grind in Vancouver where you can time yourself from one end to the other; would be a year-round challenge; currently working on logistics
- Tourism Ucluelet looking at creating new position at 20 hours/week; would be hired through chamber & would work out of Chamber office; deadline is December 16, 2013

Wild Pacific Trail

- Recently met to discuss new web portal
- Did walkabout December 8, 2013 with Oyster Jim to discuss envisioned changes on Artist’s Loop and viewpoints; building proposal to improve these sections; will be funded through WPT society

Councillor Geoff Lyons

Clayoquot Biosphere Trust Society

- Met December 5, 2013
- Members provided updates from their communities: Ucluelet emphasized WPT and desire to extend it to park boundary and also join with Parks on multi-use/bike path; Tofino also wants to extend their trails in cooperation with TFN; Parks agreed communities could work together on these goals

- Ahousaht Lot 363 have built lodge and several new homes
- Toquaht celebrating opening of their new water plant
- Hesquiaht looking for ways for their community to benefit from hot springs tourism revenues
- CBT working on the mining in the biosphere, 3 year projection and business plan
- CBT building lease renewed in Tofino; still looking at new building location
- Facebook is CBT's new media output

Councillor Sally Mole

Westcoast Coalition of Service Providers

- Met November 6, 2013
- Presentation from Island Health on new study to identify which services on island are not through Island Health to work more closely with them
- Part of pilot project through Human Early Learning Partnership and Dalai Lama Centre for Peace and Education; H.E.L.P. provides early development instrument measuring kindergarten readiness; extra focus on heart and mind data, now to grade 4

Ucluelet & Area Childcare Society

- Lease almost signed and ready to go

Councillor Randy Oliwa

Ucluelet Volunteer Fire Brigade

- Held Christmas event on December 6, 2013
- Chief Eeftink received service award for 20 years; Dave Innis awarded for 25 years of service
- Also attended by BC Ambulance, RCMP, and Coast Guard Auxiliary

Parent Advisory Committee/Public School Liaison

- Met December 5, 2013
- 3 volunteer parents, school administration, teacher liaison, and school board trustee on school planning committee, working on plan for 2014/15
- Topics included Safe Arrival Program, traffic safety/speed control by schools, meeting notification using newsletters and leaflets
- Family Fun Night on January 28, 2014
- Possibly implementing 2-week Spring Break in 2014, if teachers agree
- Next meeting on February 4, 2014 at 6pm in the Library

Forest Glen

- Society going well

Mayor Bill Irving

Alberni-Clayoquot Regional District

- Held elections; Councillor Cindy Solda from Port Alberni re-elected chair
- Agenda available online

Aquarium Board

- Meeting December 11, 2013 with new directors

Groundfish Advisory Board

- Met previous week in Nanaimo

Pacific Rim Visitor Centre

- Councillor Corlazzoli, Mayor Irving, and Chamber of Commerce representative met with Tofino representatives (chamber, tourism, and council members) regarding Pacific Rim Visitors Centre
- Discussed memorandum processes

Joint Council Meeting – Ucluelet & Tofino

- Met December 9, 2013
- Catalyst for meeting due to recent publications in local newspapers and desire to take positive steps to remedy
- Topics included issues common to both communities: advanced education, school district 70, education, transportation

New Years Blessing

- Suggested inviting representative from First Nations to provide blessing for council's year at first meeting of 2014

Moved by Councillor Mole, seconded by Councillor Lyons to receive all committee reports.

CARRIED

NEW BUSINESS:

West Coast Vancouver Island Marine Economic Development

- Allocation of \$50k to each community under terms of reference
- Suggest directing this funding through economic development strategy to higher education and business incentive
- Communities granted \$500k from original \$30M for economic renewal following Chinook closure; funds are only for planning and strategies, communities evenly split money; connection with marine-based advanced education and business incentive initiatives

Moved by Councillor Oliwa, seconded by Councillor Corlazzoli to consider allocating portions of WCVI funding to the priority items of advanced education and business incentive projects subject to budget process and firm economic development strategies as determined by the economic development committee.

CARRIED

West Coast Wave Initiative

- Attended presentation to high school on wave energy potential and projects

Moved by Councillor Lyons, seconded by Councillor Corlazzoli to invite the West Coast Wave Initiative to give a presentation on wave energy to Council in early 2014.

CARRIED

Community Centre

- Noticeable lack of paving in public parking area at community centre
- Issues include mud and slip hazard

Public Hearing

- December 16th, 7pm at community centre
- Will be followed by special meeting of council

Groundfish Advisory

- Attended latest meeting

- Mandate of committee is meant to be broader policy, but actually meeting was target by DFO to look at specific issue

Moved by Mayor Irving, seconded by Councillor Mole that Council write a letter to the DFO stating concern that the Groundfish Advisory Board is not addressing its mandate.

CARRIED

Letters

- Provide public record of recent letters sent with approval of council
 - Letter of support for PRAS application

Moved by Mayor Irving, seconded by Councillor Lyons that Council endorse the letter of support sent in support of Pacific Rim Arts Society application.

CARRIED

- Letter to BC Hydro regarding construction at the junction

Moved by Mayor Irving, seconded by Councillor Corlazzoli that Council endorse the letter sent to BC Hydro regarding construction at the Tofino-Ucluelet junction.

CARRIED

Vet Association

- Disappointed reading article about how local veterinarian treated

Moved by Councillor Corlazzoli, seconded by Councillor Oliwa to write a letter to the College of Veterinarians of British Columbia expressing dissatisfaction with the treatment of Jane Hunt and the overarching policy that with the suggestion that if a service is removed from the area, it should be replaced or should have a provision for replacement.

CARRIED

Fisheries Board

- Board members not always sure why there, and feel need to do more
- Worry that advisory board is not being fully utilized

Post Office

- Recent comments on change with how inside/outside mail being handled: there is a definite reduction in service, with items taking over two weeks to turnaround
- Will check with Chamber of Commerce on this issue

SCH Manager

- Receiving good reports on new small craft harbour manager; developing good relationships

Signage

- 'Welcome to Ucluelet' sign now on outer boat basin finger

PUBLIC QUESTION PERIOD

None Received

ADJOURNMENT:

Moved by Councillor Mole, seconded by Councillor Corlazzoli that it is in the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential matters related to a legal issue, pursuant to section 90(1), subsections (a) of the Community Charter and that Council continue the meeting in closed session.

CARRIED

Mayor Irving suspended the regular council meeting at 8:41pm, and moved in-camera under section 90(1)(a) of the Community Charter.

Mayor Irving adjourned the in-camera session at 9:04 pm and resumed the regular council meeting at 9:06 pm.

- ❖ ANNOUNCEMENT: Pieter Timmermans and Gerry Carmichael have been appointed to the Ucluelet Board of Variance.

Mayor Irving adjourned the regular council meeting at 9:08 pm.

CERTIFIED CORRECT: Minutes of the Regular Council Meeting held on Tuesday, December 10, 2013 at 7:30 pm in the George Fraser Community Room, 500 Matterson Road, Ucluelet, BC

Bill Irving
Mayor

Andrew Yeates
CAO

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STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 16, 2013
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 3900-25 BYLAW 1161;
FOLIO 151.124; RZ#13-03

SUBJECT: THIRD READING REPORT - TO AMEND ZONING BYLAW NO. 800, 1999 BY ADDING THE ADDITIONAL FOOTNOTE TO THE "MIXED COMMERCIAL RESIDENTIAL" USE LISTED UNDER "PERMITTED USES" IN THE VILLAGE SQUARE COMMERCIAL CS-1 ZONE ON THE LANDS LEGALLY DESCRIBED AS LOT 13, DISTRICT LOT 282, CLAYOQUOT DISTRICT, PLAN 11055 (1766 CYPRESS ROAD) TO PERMIT RESIDENTIAL USE ON THE FIRST STOREY OF THE EXISTING BUILDING PROVIDED THAT THE EXISTING BUILDING ALSO CONTAIN COMMERCIAL USE(S) OTHERWISE PERMITTED IN THIS ZONE IN THE FRONT PORTION OF THAT FIRST STOREY MEASURING AN AREA NOT LESS THAN 9.7 SQ. M. (11' x 9.5').

ATTACHMENT(S): (1) STAFF REPORT TO COUNCIL, NOVEMBER 26, 2013
(2) BYLAW #1161

RECOMMENDATION(S):

1. **THAT** Council consider approval of the following recommendations:
 - a. **THAT** Zoning Bylaw No. 1161, 2013 be given THIRD Reading

PURPOSE:

To advance Bylaw #1161 to Third Reading, having given a Public Hearing on December 16, 2013.

Respectfully submitted:

Patricia Abdulla, Manager of Planning



STAFF REPORT TO COUNCIL

Council Meeting: NOVEMBER 26, 2013

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE No: 3900-25 BYLAW 1161;
FOLIO 151.124; RZ#13.03

SUBJECT: PROPOSAL TO AMEND ZONING BYLAW No. 800, 1999 BY ADDING THE ADDITIONAL FOOTNOTE TO THE "MIXED COMMERCIAL RESIDENTIAL" USE LISTED UNDER "PERMITTED USES" IN THE VILLAGE SQUARE COMMERCIAL CS-1 ZONE ON THE LANDS LEGALLY DESCRIBED AS LOT 13, DISTRICT LOT 282, CLAYOQUOT DISTRICT, PLAN 11055 (1766 CYPRESS ROAD) TO PERMIT RESIDENTIAL USE ON THE FIRST STOREY OF THE EXISTING BUILDING PROVIDED THAT THE EXISTING BUILDING ALSO CONTAIN COMMERCIAL USE(S) OTHERWISE PERMITTED IN THIS ZONE IN THE FRONT PORTION OF THAT FIRST STOREY MEASURING AN AREA NOT LESS THAN 9.7 SQ. M. (11' X 9.5').

ATTACHMENT(S): (1) DEVELOPMENT APPLICATION
(2) 1766 CYPRESS ROAD FLOOR PLAN
(3) ADDENDUM TO REG'S ROOTS LANDSCAPING LTD. APPLICATION FOR RE-ZONING 1766 CYPRESS ROAD
(4) ZONING AMENDMENT BYLAW No.1161

RECOMMENDATION(S):

1. **THAT** Council consider approval of the following recommendations:
 - a. **THAT** Zoning Bylaw No. 1161, 2013 be given First and Second Readings and
 - b. **THAT** Zoning Bylaw No. 1161, 2013 be advanced to a Public Hearing

PURPOSE:

To provide Council with information with respect to an application seeking to rezone the subject property in order to permit residential use on this property on the first storey of the existing building provided the existing building also contain commercial use(s) otherwise permitted in this Zone in an area not less than 9.7 sq. m. (11' x 9.5') as shown in the **attached** drawings.

BACKGROUND:

In 1999 the Ucluelet Zoning Bylaw #800 was adopted. The Village Square designation and zoning was defined and articulated under this new zoning bylaw and its described boundaries included the subject area (**see Figure 1**). The CS-1 Village Square zoning (of which this area is a part of) was based on the adopted Official Community Plan. It envisioned and created a *town core* commercial area, which among other uses, allowed for new developments to have a residential component but only on the second floor and if in conjunction with a mixed residential/commercial use. This zoning has been in place since the adoption of the prevailing Zoning Bylaw in 1999. In the intervening years several properties in the Village Square (including the subject site) have utilized the CS-1

zoning, converting Single Family Dwellings into offices, restaurants and other commercial enterprises. These opportunities were not available before the prevailing zoning was adopted in 1999. Since 1999 the District has also received several mixed use development proposals and in 2012 the District rezoned the property on 1751 Cypress Road to provide parking for current and future commercial businesses within the Village Square. This specific area of the Village Square also contains an operating Fish Plant, a Police Station, Telus Site, working dock and upland storage area and is bordered by the C5-Tourist Commercial zone to the West.

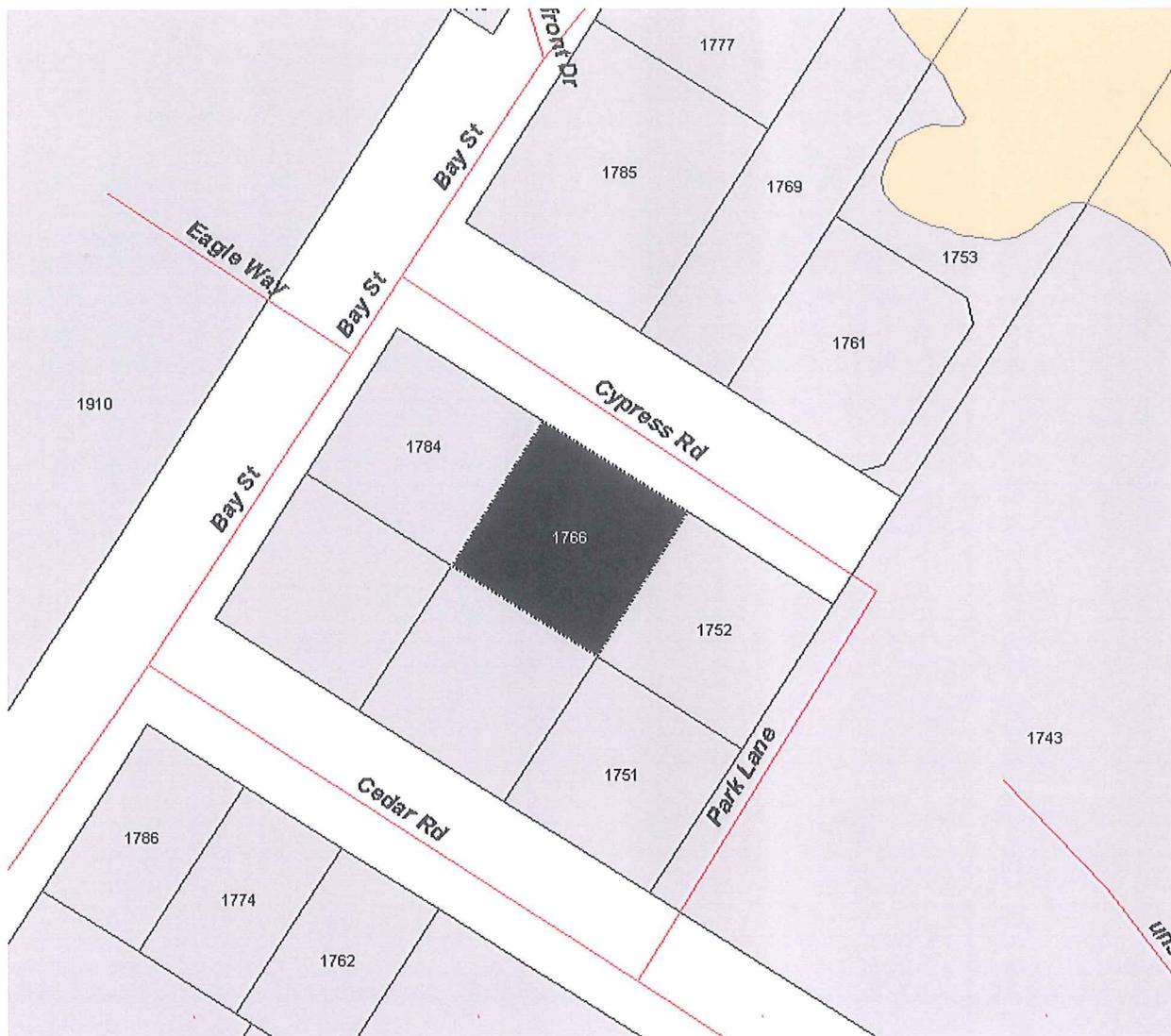


Figure 1

The subject site contains an older 1 storey building which was once a single family dwelling and would have remained lawfully non-conforming under the 1999 Bylaw #800 as long as it continued its use as such. As the applicant indicates in their letter of submission, the property was purchased in 2001 as a residential property and turned into an office for Clayoquot Forest Engineering and later Clayoquot Forest Environmental. Under Section 911 (1)(a) and (b) of the Local Government Act (LGA), if a lawful non-conforming use is discontinued for a period of six (6) months, any subsequent use of the land, building or other structure becomes subject to the prevailing bylaw. In February of 2012 the applicant placed the property up for sale and was originally unaware of the

inability to now sell or occupy the building as a residential use. In November of 2012 staff met with the applicant to review the relevant sections of the Local Government Act, the prevailing zoning under Bylaw #800 and the Official Community Plan designation of the CS-1 Village Commercial Zoning.

The applicant/owner has indicated that he has continued his efforts to sell the property as a commercial property without success. He acknowledges that this may be due in part to the current market. He also recognizes the significance of and opportunities in retaining the prevailing commercial zoning balanced with the timing of a more supportive market. The rezoning proposal he has brought forward is to work within the intent of the prevailing zoning by providing a certainty of commercial street frontage. The amendment would be to permit ground floor residential use only in combination with a commercial use as shown on the attached plans and only in the existing building. Should the building be demolished it would convert to the prevailing zoning regulations. This would provide a potential purchaser the future opportunities which the CS-1 commercial zone can provide, meet the intent of the existing zone and would not conflict with the OCP.

ANALYSIS:

The Official Community Plan (OCP) supports some residential components in the Village Square but emphasizes ground level as commercial. By ensuring that this amendment to the CS-1 Zone relates to the existing building only and by requiring commercial for the frontage (shop fronts along the Cypress Road side) and by ensuring that there is commercial storage components in the existing building the proposal is consistent with the intent of the OCP and an amendment should not be required.

The applicant is not proposing any modifications to the exterior of the building and this proposal will therefore not require a Development Permit. It also bears noting that all the parking and loading required with this proposal for both the commercial and residential uses combined can be accommodated on this site.



Figure 2

SUMMARY:

Staff have met with the applicant/owner over the past two years to discuss various proposals and future opportunities for this site. The owner is motivated to preserve the CS-1 Village Square Commercial prevailing zoning and understands the potential it provides for a possible purchaser. The proposal is to keep the intent of the OCP and Village Square Zoning intact by applying a site/building specific amendment to the existing zoning.

Staff would recommend that Council adopt first and second readings to allow the rezoning to move to a public hearing process where the impact to adjacent properties can be considered and heard.

Respectfully submitted:

Patricia Abdulla, Manager of Planning

DISTRICT OF UCLUELET

Bylaw No. 1161, 2013

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 800, 1999".

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. The District of Ucluelet Zoning Bylaw No. 800, 1999 is hereby amended by adding the following as an additional footnote to the "Mixed Commercial Residential" use listed under "Permitted Uses" in the Village Square Commercial CS-1 Zone:

On lands legally described as Lot 13, District Lot 282, Clayoquot District, Plan 11055 (1766 Cypress Road), notwithstanding other provisions of this Bylaw, residential use is permitted on the first storey of the existing building provided the existing building also contains commercial use(s) otherwise permitted in this Zone in the front portion of that first storey, such exclusively commercial use measuring an area not less than 9.7 sq.m (11 ' x 9.5').

2. Schedule "A" identifies the lands affected by this amendment.
3. This Bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1161, 2013."

READ A FIRST TIME this 26th day of November, 2013.

READ A SECOND TIME this 26th day of November, 2013.

PUBLIC HEARING held this ** day of ****, 20**

READ A THIRD TIME this ** day of ****, 20**

ADOPTED this ** day of ****, 20**.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1161, 2013."

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Lands affected by Zoning Amendment Bylaw No. 1161, 2013



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STAFF REPORT TO COUNCIL

Council Meeting: DECEMBER 16,, 2013
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: PATRICIA ABDULLA, MANAGER OF PLANNING

FILE NO: 3900-25 BYLAW 1162

1. **SUBJECT:** THIRD READING REPORT BYLAW #1162 – AMEND BYLAW No. 800, 1999
2. **ATTACHMENT(S):** BYLAW #1162

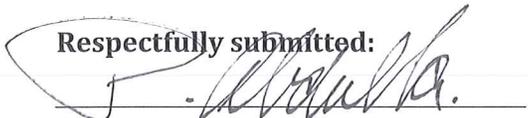
RECOMMENDATION(S):

1. **THAT** Council consider approval of the following recommendations:
 - a. **THAT** Zoning Bylaw No. 1162, 2013 be given THIRD Reading

PURPOSE:

To advance Bylaw #1162 to Third Reading having been given First and Second Reading at an open meeting of Council on November 26, 2013 and having given notice that the District of Ucluelet has waived the holding of a Public Hearing pursuant to Section 890(4) of the Local Government Act for the "District of Ucluelet Zoning Amendment Bylaw No. 1162, 2013".

Respectfully submitted:



Patricia Abdulla, Manager of Planning

DISTRICT OF UCLUELET

Bylaw No. 1162, 2013

A bylaw to amend the “District of Ucluelet Zoning Bylaw No. 800, 1999”.

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. The District of Ucluelet Zoning Bylaw No. 800, 1999 is amended by deleting the reference to Lot 19 and adding a reference to Strata Lot 24 Section 1 Barclay District Strata Plan VIS5896, and by further specifying the legal descriptions, under the “Maximum Floor Area Ratio” in the Residential - Small Lot R-4 Zone, so that it reads:
 Maximum Floor Area Ratio: 0.2, except with respect to the following:
 - (1) 0.35 for lands legally described as Lots 2-9, 13-15, 18, 20, 22, 24 and 25 Barclay District Strata Plan VIS5896
 - (2) 0.50 for lands legally described as Lot 21 Barclay District Strata Plan VIS5896
 - (3) 0.66 for lands legally described as Lot 17 Barclay District Strata Plan VIS5896
 - (4) 0.67 for lands legally described as Lot 16 Barclay District Strata Plan VIS5896
 - (5) 0.39 for lands legally described as Lot 1 Barclay District Strata Plan VIS5896

And further by recognizing that these are short-hand legal descriptions for bylaw purposes and the exclusion of PIDs, “Strata”, “Section 1” and other information is not intended to limit of narrow the scope of the references.

2. Schedule “A” identifies the lands affected by this amendment.
3. This Bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No.1162, 2013.”

READ A FIRST & SECOND TIME this 26th day of November, 2013.

PUBLIC HEARING WAIVED in accordance with *Local Government Act* section 890(4)

READ A THIRD TIME this *****day of *****, 20**

ADOPTED this ** day of ***, 20**.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1162, 2013.”

Mayor
Bill Irving

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'

Lands affected by Zoning Amendment Bylaw No. 1162, 2013

