



**REGULAR MEETING OF COUNCIL
Tuesday, January 26, 2021 @ 3:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA 2

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1. LATE ITEMS	
1.1. Add report item 20-11 titled "District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020 (The Lodge at Terrace Beach) – Rescind 2nd Reading and Amend" as Legislative Item 12.2 after page 139 of the Agenda. L-Bylaw 1282 Amendment	3 - 10



STAFF REPORT TO COUNCIL

Council Meeting: January 26, 2021
500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

FILE NO: 3360-20-RZ20-07

**SUBJECT: DISTRICT OF UCLUELET ZONING AMENDMENT BYLAW NO. 1282, 2020
(THE LODGE AT TERRACE BEACH) – RESCIND 2ND READING AND AMEND**

REPORT NO: 21-11

ATTACHMENT(S): APPENDIX A – DRAFT AMENDED BYLAW NO. 1282, 2020
APPENDIX B – BYLAW NO. 1282, 2020, AS PREVIOUSLY RECEIVED 2ND READING

RECOMMENDATION:

1. **THAT** second reading of District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be repealed;
2. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be amended as attached as Appendix A to the staff report dated January 26, 2021, to correct errors in how the existing zoning of Lot 35 was depicted;
3. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be given second reading as amended;
4. **THAT** District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020, be referred to a public hearing; and,
5. **THAT** the public hearing currently scheduled for Thursday January 28, 2021, be cancelled.

BACKGROUND:

Bylaw No. 1282, 2020, (the “Bylaw”) received first and second reading at the December 15, 2020 Regular Meeting and was referred to a public hearing. Notice has been issued for a public hearing to be held on Thursday, January 28, 2021.

Staff have become aware of an error in the Bylaw. The two properties which are subject to the zoning amendment, Lots 35 and 37, are currently zoned GH Guest House and R-1 Single Family Residential, respectively. Bylaw No. 1282 was incorrectly drafted referring to both properties as having an existing zoning designation of R-1 Single- Family Residential (see **Appendix ‘B’**).

The new draft of Zoning Amendment Bylaw No. 1282, 2020, attached as **Appendix ‘A’** to this report, and its Schedule A map include the correct reference to the existing zoning of both Lots 35 and 37.

PROCESS:

Second reading of the bylaw should be repealed, and then Council could consider giving the bylaw second reading with the proposed amendments. The public hearing set for this Thursday should be cancelled at this point. A date for a new public hearing will be set in the Council calendar, and a new

notice of public hearing will need to be prepared and distributed - with the correct reference to the amended bylaw. The applicant would not be charged an additional fee for this re-notification.

Respectfully submitted: Bruce Greig, Manager of Community Planning

DISTRICT OF UCLUELET

Appendix A

Zoning Amendment Bylaw No. 1282, 2020

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".
(316 and 330 Reef Point Road, Zoning designation change from R-1 and GH to CS-5)

WHEREAS the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Text Amendment:

THAT Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following secondary permitted use to section *CS-5.3.1 Maximum Number* in alphanumerical order, as follows:

"(2) Despite subsection (1) above, a maximum of two (2) *Accessory Residential Dwelling Units* are permitted on Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (316 Reef Point Road)"

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended:

- a. by changing the zoning designation of Lot 35, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-255), shown shaded and annotated on the map attached to this Bylaw as Appendix "A", from GH Guest House to CS-5 Tourist Commercial; and,
- b. by changing the zoning designation of Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-271) shown shaded and annotated on the map attached to this Bylaw as Appendix "A", from R-1 Single Family Residential to CS-5 Tourist Commercial.

3. Citation:

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020".

READ A FIRST TIME this 15th day of December, 2020.

READ A SECOND TIME this 15th day of December, 2020.

SECOND READING REPEALED this day of , 2021.

READ A SECOND TIME AS AMENDED this day of , 2021.

PUBLIC HEARING held this day of , 2021.

READ A THIRD TIME this day of , 2021.

ADOPTED this day of , 2021.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020.”

Mayco Noël
Mayor

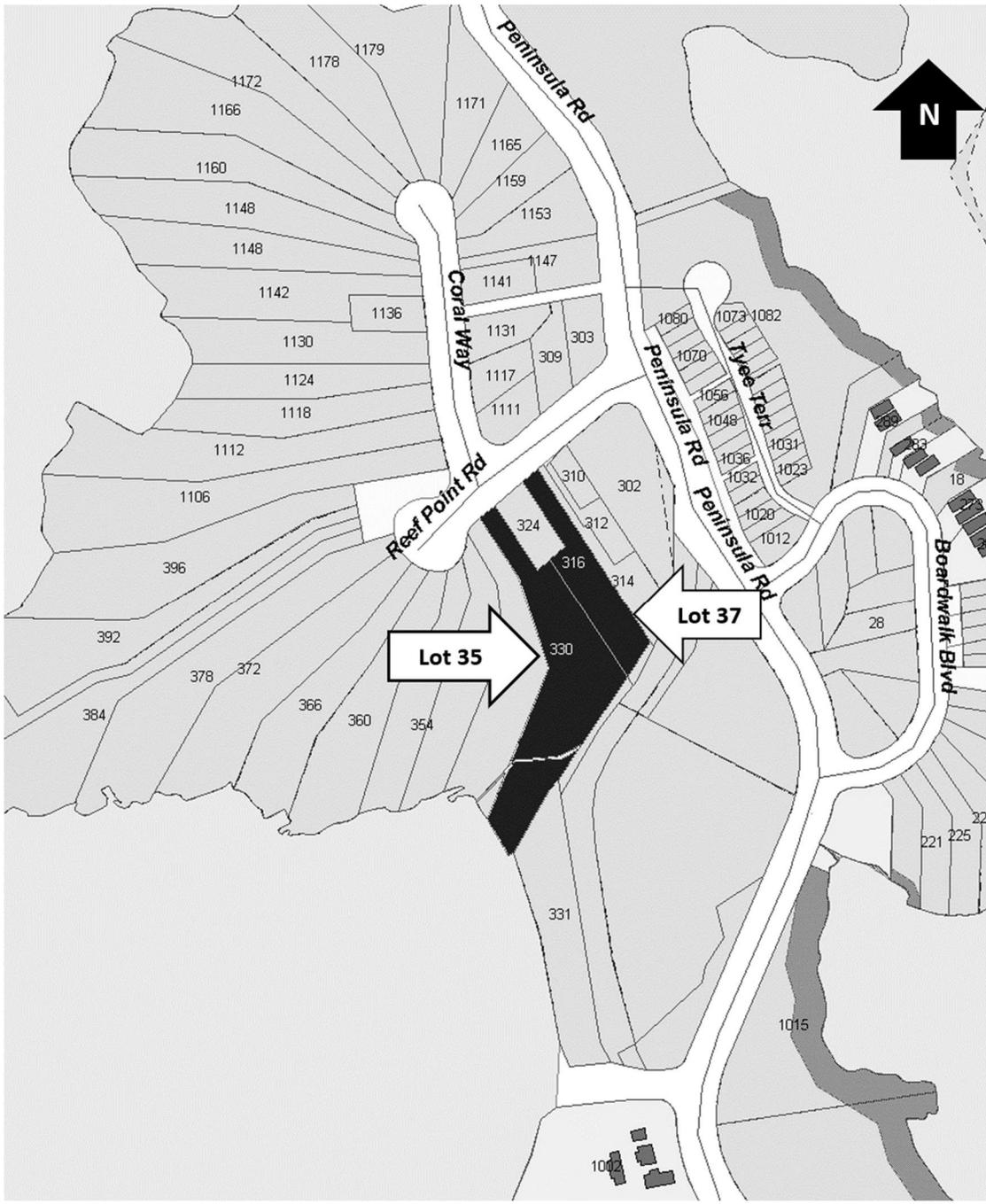
Mark Boysen
Corporate Officer

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

Mark Boysen
Corporate Officer

Schedule 'A'
District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020

<u>Lot 35</u> From: GH Guest House To: CS-5 Tourist Commercial	<u>Lot 37</u> From: R-1 Single Family Residential To: CS-5 Tourist Commercial
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DISTRICT OF UCLUELET

Appendix B

Zoning Amendment Bylaw No. 1282, 2020

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".
(316 and 330 Reef Point Road, Zoning designation change from R-1 and GH to CS-5)

WHEREAS the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

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

1. Text Amendment:

THAT Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by adding the following secondary permitted use to section *CS-5.3.1 Maximum Number* in alphanumerical order, as follows:

"(2) Despite subsection (1) above, a maximum of two (2) *Accessory Residential Dwelling Units* are permitted on Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (316 Reef Point Road)"

2. Map Amendment:

Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 37, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-271) **and Lot 35, Section 21, Clayoquot Land District, Plan VIP64737 (PID: 023-656-255)**, shown shaded on the map attached to this Bylaw as Appendix "A", from **R-1 Single Family Residential** to CS-5 Tourist Commercial.

3. Citation:

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020".

READ A FIRST TIME this 15th day of December, 2020.

READ A SECOND TIME this 15th day of December, 2020.

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. 1282, 2020.”

Mayco Noël
Mayor

Mark Boysen
Corporate Officer

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

Mark Boysen
Corporate Officer

Schedule 'A'
District of Ucluelet Zoning Amendment Bylaw No. 1282, 2020

From: **R-1** Single Family Residential
To: CS-5 Tourist Commercial

