

AGENDA

PUBLIC HEARING

Tuesday, August 12, 2014

7:00 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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PUBLIC HEARING AGENDA

August 12, 2014 at 7:00 pm
 George Fraser Room, Ucluelet Community Centre
 500 Matterson Drive, Ucluelet, BC

CALL TO ORDER	
EXPLANATION OF PUBLIC HEARING PROCESS: Call for Persons to Speak Rules Governing Public Hearings**	
BYLAWS AND RELATED REPORTS: PH 1. Zoning Amendment Bylaw No. 1173, 2014 PH 2. Written Submissions PH 3. Zoning Amendment Bylaw No. 1174, 2014 PH 4. Written Submissions	
ADJOURNMENT	

**** 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.

Bill Irving
 Mayor

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DISTRICT OF UCLUELET**Bylaw No. 1173, 2014**

A bylaw to amend the “District of Ucluelet Official Community Plan Bylaw No. 1140, 2011”.

WHEREAS Section 875 of the *Local Government Act* identifies the purposes of an Official Community Plan as “a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government”, and the District has adopted an Official Community Plan;

AND WHEREAS the District has received an application to amend the OCP from several existing residents and is desirous of facilitating the continued use and enjoyment of their properties for single family residential use in the Village Square;

AND WHEREAS Council has consulted with the board of education and considered and consulted with other persons, organizations and authorities it considers will be affected, including how many and whether appropriate opportunities for consultation should be early and ongoing, all in accordance with Sections 879 and 881 of the *Local Government Act*;

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

1. The District of Ucluelet Official Community Plan Bylaw No. 1140, 2011 is hereby amended by:
 - a. At Page 11, *Table 2*, adding the following sentence at end of “Description” column for “Village Square” land use designation: “Existing single family residential may be made conforming on a case-by-case basis.”
 - b. At Page 14, *Section 3.2 Village Square*, adding the following sentence at end of #5 of “Village Square Policies”: “Existing single family residential may be recognized, including rebuilt, on a case-by-case basis.”
 - c. At Page 25, *Section 3.5 Residential*, adding the following parenthetical portion at end of this existing sentence: “Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400 metre walk of the Village Square (except for some existing stock in the Village Square which will be encouraged to intensify but may continue as single family, in accordance with zoning considered on a case-by-case basis).
2. This bylaw may be cited as “Official Community Plan Amendment Bylaw No. 1173, 2014”.

PH.1 (2)

READ A FIRST TIME this 10 day of June , 2014.

READ A SECOND TIME this 10 day of June , 2014.

Considered in conjunction with the District of Ucluelet Financial Plan and the Liquid Waste Management Plan under Section 882 of the *Local Government Act*, this day of , 2014.

PUBLIC HEARING held this day of , 2014.

READ A THIRD TIME this day of , 2014.

ADOPTED this day of , 2014.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Official Community Plan Bylaw No. 1173, 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

DISTRICT OF UCLUELET**Bylaw No. 1174, 2014**

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;

AND WHEREAS the District has received a rezoning application from several existing residents and is desirous of facilitating the continued use and enjoyment of their properties for single family residential use;

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 “Single Family Dwelling” use to the list under “Permitted Uses” in the Village Square Commercial CS-1 Zone, with a footnote which reads:

[Footnote #]: Single Family Dwelling permitted as a principal use along with accessory home occupation use and accessory bed and breakfast use or one secondary suite, but not in conjunction with other permitted principal uses within the CS-1 Zone and all only for the following properties and subject to the stricter of the other regulations of this zone and the Residential R-1 – Single Family Residential Zone:

- i. PID: 005-117-496: Lot 3, District Lot 282, Clayoquot District, Plan 11055
- ii. PID: 005-117-470: Lot 1, District Lot 282, Clayoquot District, Plan 11055
- iii. PID: 001-483-978: Lot 2, District Lot 282, Clayoquot District, Plan 11055
- iv. PID: 001-357-221: Lot A, District Lot 282, Clayoquot District, Plan 29748
- v. PID: 024-481-386: Lot A, District Lot 282, Clayoquot District, Plan VIP68634
- vi. PID: 025-505-092: Lot A, District Lot 282, Clayoquot District, Plan 11055
- vii. PID: 005-117-828: Lot 12, District Lot 282, Clayoquot District, Plan 11055
- viii. PID: 005-118-069: Lot 17, District Lot 282, Clayoquot District, Plan 11055
- ix. PID: 006-167-918: Lot C, District Lot 282, Clayoquot District, Plan 4011

2. Schedule “A” identifies the lands affected by this amendment.

3. This bylaw may be cited as “Zoning Amendment Bylaw No. 1174, 2014”.

READ A FIRST TIME this 10 day of June, 2014.

PH.3 (2)

READ A SECOND TIME this 10 day of June , 2014.

PUBLIC HEARING held this day of , 2014.

READ A THIRD TIME this day of , 2014.

ADOPTED this day of , 2014.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1174, 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

SCHEDULE "A"

Zoning Amendment Bylaw No. 1174

[CS-1 Zone properties with "Single Family Dwelling" use Permitted]

