

# **AGENDA**

## *PUBLIC HEARING*

**Tuesday, March 24, 2015**

**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 24, 2015 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. 1180, 2015</b>  <b>PH 1-A. Written Submissions</b>	Pg. 5
<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 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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**DISTRICT OF UCLUELET**

**Bylaw No. 1180, 2015**

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: 026-432-382 Lot 34, 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 add single family dwelling as the only permitted principal land use;

**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 "34" reference for the Lands from the short legal descriptions under CD-3A.1. 4 and adding same to the short legal descriptions under Section CD-3A1.1, along with consequential amendments, such that those subsections of the Zoning Bylaw read as follows:

**"CD-3A.1 Permitted Uses:**

CD-3A.1.1 The following uses are permitted on Lots 1-18, 20-28, 30-32, 34-49, all of Plan VIP79602, and Remainder Lot A Plan VIP17853, in the areas of the CD-3 Zone Plan labeled "Single Family Dwelling", but secondary permitted uses are only permitted in conjunction with a principal permitted use:

- (1) Principal:
  - (a) *Single Family Dwelling*
- (2) Secondary:
  - (a) *Bed and Breakfast*
  - (b) *Home Occupation*
  - (c) *Secondary Suite*

...

CD-3A.1.4 The following uses are permitted on Lots 19, 29 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.2.1(1)(b) of the Zoning Bylaw is amended by increasing the number of lots in that minimum lot size category by one (1) such that the subsection reads as follows:

“CD-3A.2.1 Minimum Lot Size:  
 (1) Single Family Dwelling:  
 (a) 645 m2 (6,940 ft2) for 16 small lots.  
 (b) 1,450 m2 (15,600 ft2) for maximum of 51 lots.”

3. Section CD-3A.3(4)(d) of the Zoning Bylaw is amended by deleting the 6 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) 12 dwelling units on Lot 29, Plan VIP79602  
 (c) 6 dwelling units on Lot 33, Plan VIP79602  
 (d) [Deleted by Zoning Amendment Bylaw No. 1180, 2015]”

4. Section CD-3A.4.1(1)(d) 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) 743.2 m2 (8,000 ft2) gross floor area combined on Lot 29, Plan VIP79602;  
 (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].”

5. The preamble of the CD-3A SubZone is amended by adding the parenthetical comments at the end such that it reads as follows:

*“2014 Update: Except for the potential to subdivide Lot 2, Plan VIP 80044 into two fee simple lots with Multiple Family Residential use, the original CD-3 Zone (now CD-3A SubZone) has been fully subdivided, as uses allocated, as shown below and described in this section (subject, however, to subsequent amendments).”*

6. The Zoning Map and the CD-3 Zone Plan of the Zoning Bylaw be updated accordingly, to replacing the “Commercial Residential CD-3A1.4” label and colour scheme from the Lands,

with the “single Family Dwelling CD3A.1.1” label and colour scheme, all while maintaining the Lands in the CD-3 Zone.

7. This bylaw may be cited as “Zoning Amendment Bylaw No. 1180, 2015”.

**READ A FIRST TIME** this 24<sup>th</sup> day of February , 2015.

**READ A SECOND TIME** this 24<sup>th</sup> day of February , 2015.

**PUBLIC HEARING** held this XX day of XX , 2015.

**READ A THIRD TIME** this XX day of XX , 2015.

**APPROVED IN ACCORDANCE WITH SECTION 52 OF THE TRANSPORTATION ACT**  
this XX day of XX , 2015.

**ADOPTED** this XX day of XX , 2015.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1180, 2015.”

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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 1180, 2015**



58200127080 BID: 026 423 358 Location: 812 RAINFOREST DR Name: BICKLES LO 1 'Barrel' selected