



AGENDA
Public Hearing
Tuesday, August 9, 2016
George Fraser Room, Ucluelet Community Centre, 7:00 PM

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1. CALL TO ORDER
2. EXPLANATION OF PUBLIC HEARING PROCESS
 - 2.1. Call for Persons to Speak
 - 2.2. Rules Governing Public Hearing
 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.
3. BYLAWS AND RELATED REPORTS
 - 3.1. Official Community Plan Amendment Bylaw No. 1205, 2016 3 - 5
[Bylaw 1205](#)
 - 3.2. Written Submissions for Bylaw No. 1205, 2016
 - 3.3. Zoning Amendment Bylaw No. 1202, 2016 7 - 8
[Bylaw 1202](#)
 - 3.4. Written Submissions for Bylaw No. 1202, 2016
 - 3.5. Zoning Amendment Bylaw No. 1203, 2016 9 - 11
[Bylaw 1203](#)
 - 3.6. Written Submissions for Bylaw No. 1203, 2016
4. ADJOURNMENT

DISTRICT OF UCLUELET

Bylaw No. 1205, 2016

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

WHEREAS Section 471 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;

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

1. THAT the property with legal description of P.I.D. 001-423-975 Lot: 2, Block: A Plan: VIP29119, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be redesignated from Service Commercial to Residential - Multi Family and the Text and Schedules of the District of Ucluelet Official Community Plan Bylaw No. 1140, 2011 be amended accordingly.
2. This bylaw may be cited as "Official Community Plan Amendment Bylaw No. 1205, 2016".

READ A FIRST TIME this 12th day of July, 2016.

READ A SECOND TIME this 12th day of July, 2016.

Considered in conjunction with the District of Ucluelet Financial Plan and the Liquid Waste Management Plan under Section 477 of the *Local Government Act* this day of , 2016.

PUBLIC HEARING held this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Official Community Plan Bylaw No. 1205, 2016.”

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1205, 2016



DISTRICT OF UCLUELET

Bylaw No. 1202, 2016

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

WHEREAS Section 479 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. THAT the property with legal description of P.I.D. 001-423-975 Lot: 2, Block: A Plan: VIP29119, District: 09, generally as shown highlighted in black on the Schedule 'A' attached to and forming part of this bylaw, be rezoned from CS-2 Service Commercial to R-2 Medium Density Residential and the Text and Zoning Maps of the District of Ucluelet Zoning Bylaw No. 1160, 2013 be amended accordingly.

2. This bylaw may be cited as "Zoning Amendment Bylaw No. 1202, 2016".

READ A FIRST TIME this 12th day of July, 2016.

READ A SECOND TIME this 12th day of July, 2016.

PUBLIC HEARING held this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

CERTIFIED A TRUE AND CORRECT COPY of "District of Ucluelet Zoning Amendment Bylaw No. 1202, 2016."

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE 'A'
Bylaw No. 1202, 2016



DISTRICT OF UCLUELET

Bylaw No. 1203, 2016

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

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the owner of Lot 33, 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-2 Medium Density Residential.

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

1. Section CD-3A.1. 4 of the Zoning Bylaw is amended by deleting the Lot "33" reference for the Lands from the short legal descriptions 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 Lot 19, 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 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) [Deleted by Zoning Amendment Bylaw No. 1188, 2016]
- (c) [Deleted by Zoning Amendment Bylaw No. 1203, 2016]
- (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) [Deleted by Zoning Amendment Bylaw No. 1203, 2016]
 - (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. 1203, 2016”.

READ A FIRST TIME this 12th day of July, 2016.

READ A SECOND TIME this 12th day of July, 2016.

PUBLIC HEARING this day of , 2016.

READ A THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

CERTIFIED A TRUE AND CORRECT COPY of “District of Ucluelet Zoning Amendment Bylaw No. 1203, 2016.”

Mayor
Dianne St. Jacques

CAO
Andrew Yeates

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

CAO
Andrew Yeates

SCHEDULE "A"
Bylaw 1203, 2016

